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estate agents



Hall Drive
Harefield, Greater London, UB9 6LA



£475,000 Freehold

With a good size rear garden, a semi detached bungalow located in one of Harefield's most sought after roads. The property has been refurbished and modernised and the accommodation comprises of an entrance hall, lounge, kitchen, three bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking and a detached garage. This lovely property is situated within a short level walk of the village centre and is offered to the market with NO UPPER CHAIN. An internal inspection is highly recommended.

Entrance Hall

Modern UPVC front door with opaque double glazed glass insets. Access to loft space. Airing cupboard with lagged cylinder and slatted shelving. Cupboard housing gas and electric meters. Radiator.

Lounge

16' 7" max x 12' 2" max (5.05m x 3.71m) Feature tiled fireplace. Radiator. Double glazed window over looking rear aspect. Door to:

Kitchen

13' 7" x 7' 8" (4.14m x 2.34m) Well fitted with modern wall and base units. Work surfaces with splash backs. Sink unit with mixer tap. "Bosch" four ring electric hob and oven under. Built in fridge/freezer. Fitted washing machine. Wall mounted central heating boiler. Radiator. Double glazed window over looking side aspect. Door with opaque glass inset to:

Conservatory

8' 5" x 4' 3" (2.57m x 1.30m) Majority tiled with opaque double glazed windows over looking rear aspect. UPVC casement door with double glazed opaque glass insets leading to rear garden.

Bedroom1

13' 7" x 9' 11" (4.14m x 3.02m) Radiator. Double glazed window over looking front aspect.

Bedroom 2

10' 1" max x 9' 11" max (3.07m x 3.02m) "L" shaped. Radiator. Double glazed window over looking front aspect.

Bedroom 3

10' 0" x 7' 1" (3.05m x 2.16m) Radiator. Double glazed window over looking side aspect.

Bathroom

Partly tiled with a modern white suite incorporating bath with mixer tap and wall mounted shower unit, w.c and wash hand basin with mixer tap and cupboard unit under. Heated towel rail. Tiled floor. Opaque double glazed window over looking side aspect.

Outside

Detached Garage

16' 5" x 7' 3" (5.00m x 2.21m) With up and over door. Two windows over looking side aspect. Pedestrian rear door. with clear glass inset.

Front Garden

Area laid to lawn with dwarf brick boundary wall. Driveway providing off street parking. Wall light point. Pedestrian pathway leading to front door.

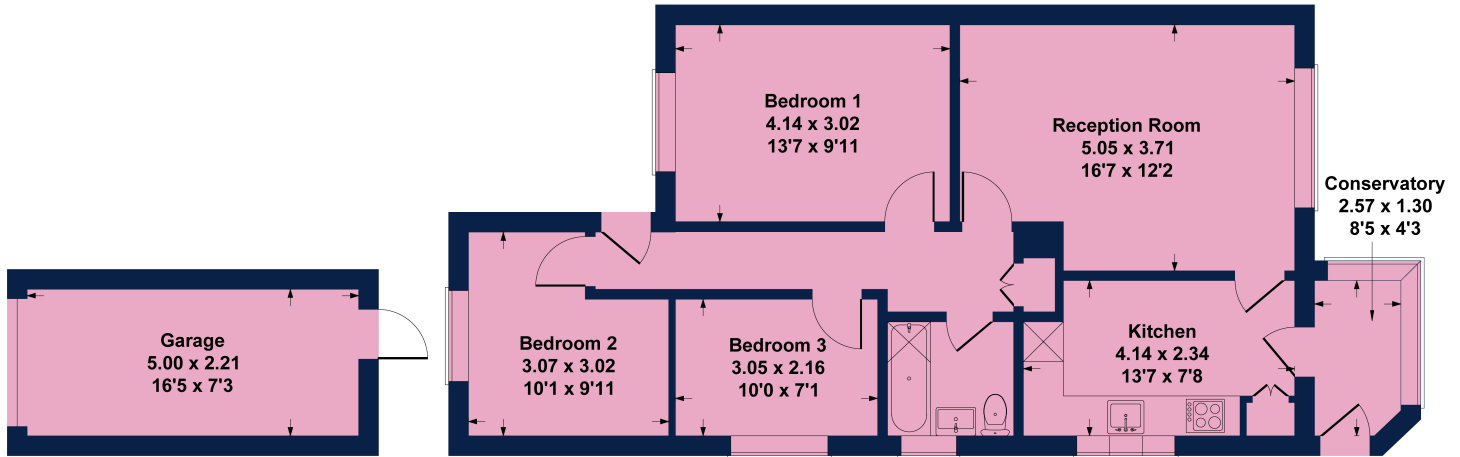
Rear Garden

Circa 90' in length, mainly laid to lawn with wooden fence boundaries. Paved patio area. Wooden garden shed. Outside tap point. Pedestrian side access.



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Approximate Gross Internal Area
 Ground Floor = 71.1 sq m / 766 sq ft
 Garage = 10.8 sq m / 117 sq ft
 Total = 81.9 sq m / 883 sq ft



Garage
 (Not Shown in Actual
 Location/Orientation)

Ground Floor

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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