

rodgers
estate agents



Hill End Road
Harefield, Middlesex, UB9 6LB



£499,950 Freehold

A superb three bedroom semi-detached family house, presented in excellent condition throughout and being sold with NO ONWARD CHAIN. The house is situated in a convenient location, being just a short walk to the centre of Harefield village. The ground floor accommodation comprises of a welcoming entrance hallway, cloakroom, spacious open plan reception/dining room and kitchen. The first floor boasts three bedrooms and modern shower room. The property also benefits from a well maintained rear garden, a private driveway with off street parking for two cars and a garage for storage/workshop. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

Entrance

Front door with double glazed opaque panels and a double glazed opaque panel to the side of the door. Carpet and radiator. Carpeted stairs leading to the first floor. Under stairs storage cupboard. Doors to the cloakroom, reception/dining room and kitchen.

Downstairs Cloakroom

Double glazed front aspect opaque window. Low level WC. Corner hand wash basin with tiled splashback. Tiled flooring. Radiator. Built in storage cupboard.

Reception / Dining Room

21' 2" x 14' 2" (6.45m x 4.32m) Double glazed rear and side aspect windows. Carpet. Two radiators, one with a wood panelled cover.

Kitchen

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed rear aspect window. Rear aspect door with double glazed plain and opaque panels leading to the garden. Range of wall and base units. Spaces for cooker, fridge/freezer, washing machine and slimline dishwasher. Stainless steel sink and drainer unit. Tiled flooring.

First Floor Hallway

Carpet. Built in storage cupboard. Loft access hatch. Doors to the bedrooms and shower room.

Bedroom One

14' 4" x 12' 2" (4.37m x 3.71m) Double glazed front aspect window. Carpet and radiator. Fitted wardrobes.

Bedroom Two

11' 6" x 11' 0" (3.51m x 3.35m) Double glazed rear aspect window. Carpet and radiator. Fitted wardrobes.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m) Double glazed front aspect window. Carpet and radiator.

Modern Shower Room

Double glazed rear aspect opaque window. Large shower cubicle with glazed screen. Pedestal hand wash basin. Low level WC. Tiled flooring and walls. Heated towel rail.

Rear Garden

Well maintained rear garden with mature borders, plants and shrubs. Two paved patio areas with a wooden trellis and grapevines in between. Side passageway with a secure gate leading to the front of the property.

Front Garden

Small area of front garden with plants and shrubs.

Private Driveway & Parking

The house also benefits from a private driveway with off street parking for two cars to the front.

Garage For Storage / Workshop

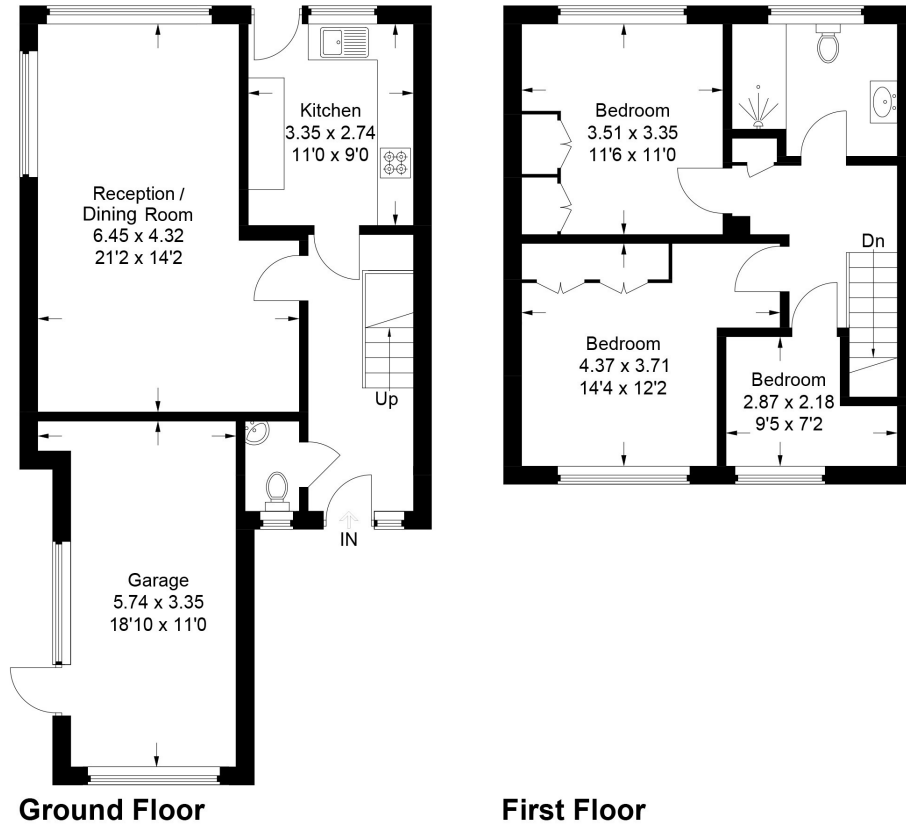
18' 10" x 11' 0" (5.74m x 3.35m) Garage for storage with power and lighting, currently used as a workshop. Double glazed front aspect opaque window. Double glazed side aspect window. Wall mounted Worcester combi boiler. Gas and electric meters.

Council Tax

The property is council tax band E, London Borough of Hillingdon.



Approximate Gross Internal Area
 Ground Floor = 45.2 sq m / 486 sq ft
 First Floor = 45.9 sq m / 494 sq ft
 Garage = 16.4 sq m / 177 sq ft
 Total = 107.5 sq m / 1,157 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(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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