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**Barrington Drive**  
Harefield, Middlesex, UB9 6RL



## Offers in Excess of £625,000 Freehold

Rodgers Estate Agents are delighted to bring to the market this extremely well presented three bedroom townhouse style family home featuring far reaching views across the lakes, surrounding countryside and onward towards South Buckinghamshire. Additional accommodation includes a lovely light and airy lounge, a dining room with patio doors to the rear garden, a modern fitted kitchen, downstairs cloakroom, ensuite shower room and family bathroom. Also, of great benefit to the space offered by the property is the double garage area which has been sympathetically converted to provide four additional rooms comprising a utility area, music room, an office and reception room. There is also a storage area behind the garage doors. These additional basement rooms do not have building regulations, but they are architect designed and offer any prospective purchaser additional space to use as they wish. To the front of the property is off street parking for three cars and steps rising to the front door. To the rear is an extensive garden with patio areas, mature planting and secure gated access to the side and front of the property. The view from the sun terrace at the top of the rear garden, where there is a storage shed and patio, is a wonderful feature of this property and provides a beautiful area in which to relax whilst taking in the wonderful views. Barrington Drive is a much sought after residential location, offering modern living with rural amenities on the doorstep, easy access to Denham, Rickmansworth, the M25 and onward motorway links, and within walking distance of Harefield Village Centre. A planning application has been submitted for a single storey ground floor rear extension.

### Ground Floor

#### Entrance Hall

Entrance via sealed unit front door with opaque glazed panels inset. Wood flooring. Sealed unit opaque glazed side aspect window. Cloaks hanging rail. Wall mounted consumer unit. Built-in storage cupboard. Intruder alarm panel. Carpeted stairs rising to the Inner Hall.

#### Inner Hall

Sealed unit windows overlooking the side of the property. Radiator. Fully carpeted. Fully carpeted staircase rising to first floor. Doors off to the guest cloakroom and lounge.

#### Guest Cloakroom

Fitted with a low level WC with twin flush, and counter top wash hand basin with vanity unit beneath, chrome mixer tap and mosaic tiled splashback. Adjustable spotlights to ceiling. Radiator. Air vent. Wood effect vinyl flooring. Built in storage alcove.

### Lounge

17' 2" x 13' 1" (5.22m x 4.00m). Sealed unit windows overlooking the front of the property and views of the lake and countryside beyond. TV point. Telephone point. Broadband point. Coved cornice. Radiator. Two wall light points. Ceiling light point. Wood flooring. Feature fireplace with wooden mantle and surround, marble hearth and back. Door to stairs leading to lower ground floor. Open to:

### Dining Room

9' 10" x 8' 6" (3.00m x 2.58m). Sealed unit fully glazed door with two sets of sealed unit windows to either side opening onto the rear garden. Coved cornice. Radiator. Wood flooring. Feature pendant lights. Door off to:

### Kitchen

9' 10" x 7' 10" (2.99m x 2.40m). Fitted with a range of white gloss base and eye level units. Good expanse of solid wood work surfaces inset with one and a half bowl drainer sink with chrome mixer tap. Also inset with four ring induction hob with extractor hood over and electric oven below. Space for tall standing fridge/freezer. Space and plumbing for dish washer. Cupboard housing the boiler (Baxi). Under cupboard lighting. Tiled splashbacks. Adjustable spotlights to ceiling. Radiator. Tiled flooring. Sealed unit windows overlooking the rear of the property.

### Lower Ground Floor

#### Lower Ground Floor Hallway and Utility Area

Hidden storage under the stairs to the lower ground floor. Spotlights to ceiling. Door to Utility Area with space and plumbing for washing machine, tumble dryer, space for fridge/freezer and further appliances. Built in half sink with chrome mixer tap. Hidden door to storage area. Downlighter. Wood effect vinyl flooring. Door off to Basement Reception Room.

#### Basement Reception Room

13' 0" x 10' 2" (4.00m x 3.11m). Currently laid out as further reception room. TV point. Wall mounted storage cupboards and fitted shelving units. Radiator. Fully carpeted. Coved cornice. Doors off to Store Room and Basement Music/Reception Room.

#### Basement Music/Reception Room

9' 8" x 7' 3" (2.94m x 2.22m). Coved cornice. Built in shelving units. Downlighters. Radiator. Fully carpeted. Door to Basement Office Room.

#### Basement Office Room

9' 9" x 9' 3" (2.97m x 2.81m). Currently laid out as an office. Telephone point. Coved cornice. Radiator. Fully carpeted.

#### Basement Store

9' 5" x 6' 9" (2.88m x 2.07m). With up and over door to the front of the property. Ceiling light point. Access to utility area.

#### First Floor

##### Landing

Sealed unit windows overlooking the side of the property. Ceiling light point. Smoke alarm. Access to loft. Coved cornice. Coved cornice. Fully carpeted. Doors off to all three bedrooms and bathroom.

#### Master Bedroom

13' 6" x 9' 11" (4.11m x 3.01m). Sealed unit windows overlooking the front of the property and with views over the lakes and countryside beyond. TV point. Ceiling light point. Built in wardrobes with hanging rails. Coved cornice. Radiator. Fully carpeted. Door off to ensuite shower room.

#### Ensuite Shower Room

Suite comprising low level WC with twin flush, wall mounted wash hand basin with vanity drawer beneath, and chrome mixer tap, and fully tiled and glazed shower cubicle with rain shower head. Fully tiled walls. Tiled flooring. Wall mounted bathroom cabinet with hidden lighting. Heated mirror light. Heated chrome towel rail. Extractor fan. Downlighters. Toiletries storage.

#### Bedroom Two

11' 5" x 9' 10" (3.49m x 3.00m). Sealed unit windows overlooking the rear of the property. Built in wardrobe with hanging rail. Coved cornice. Radiator. Ceiling light point. Fully carpeted. TV point.

#### Bedroom Three

7' 11" x 6' 7" (2.42m x 2.01m). Sealed unit windows overlooking the rear of the property. Coved cornice. Radiator. Fully carpeted.

#### Family Bathroom

Beautifully fitted with a suite comprising low level WC, vanity unit mounted round wash hand basin with chrome mixer tap, and panel enclosed bath with chrome mixer tap and shower. Part tiled walls. Tiled flooring. Wall mounted bathroom cabinet. Adjustable spotlights to ceiling. Wall mounted heated towel rail. Expel air. Sealed unit opaque glazed windows to front aspect.

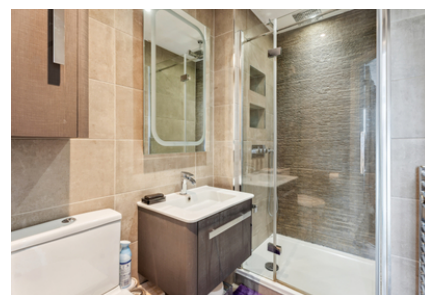
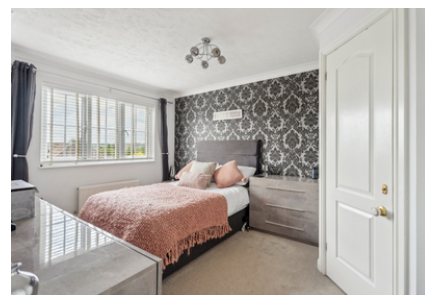
#### Outside and Gardens

##### To The Front Of The Property

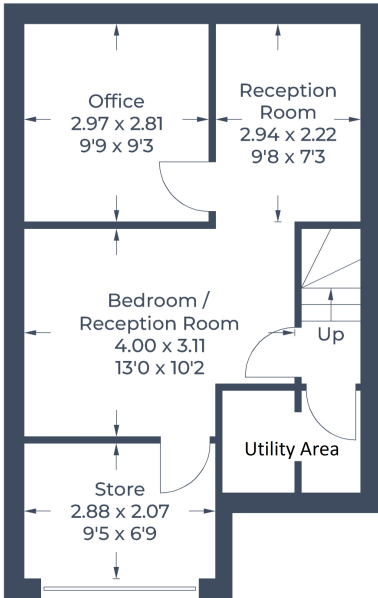
Driveway with off street parking for three cars. Access to the store area. Planted trees, hedge and shrubs. Security lighting. Turning stairs to the front door with glass sides and wooden hand rails. Secure gated access to the side and rear of the property and access to meters.

##### To The Rear Of The Property

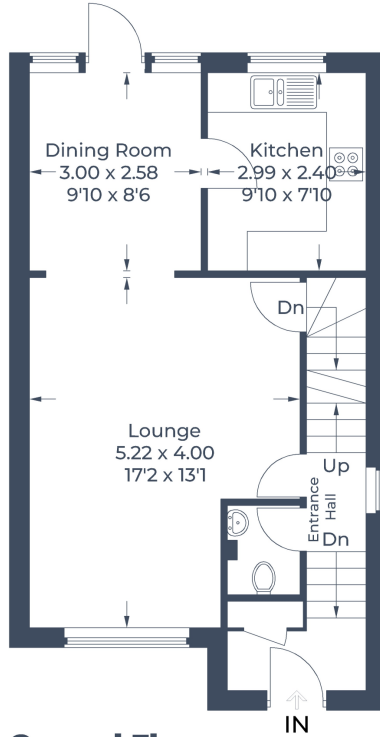
Tiered garden with outside tap, security lighting and electric sockets. Secure gated access to the side and front of the property. Paved patio area with dwarf brick wall and steps up to a second patio area with planted beds to one side. Further step up to a large decked patio area, which in turn leads to gated access and stairs to the top patio area with mature planting either side. The top patio area features wonderful views over the countryside beyond and is ideal for enjoying the summer sun, and watching the wonderful sunsets. Also on this top patio is a storage shed with electric sockets. Wooden panel fence surrounds with hanging baskets.



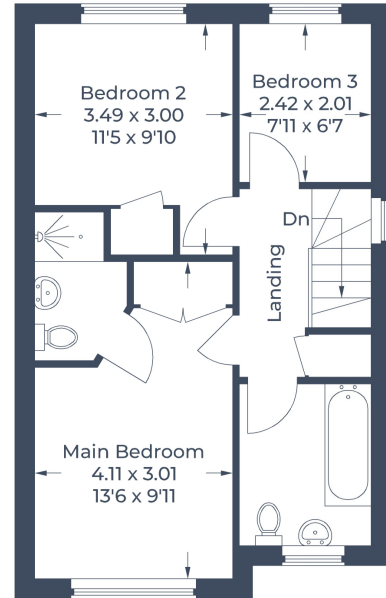
Approximate Gross Internal Area  
 Lower Ground Floor = 40.0 sq m / 430 sq ft  
 Ground Floor = 45.1 sq m / 485 sq ft  
 First Floor = 41.8 sq m / 450 sq ft  
 Total = 126.9 sq m / 1,365 sq ft



**Lower Ground Floor**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>68</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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