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Gilbert Road
Harefield, Middlesex, UB9 6NQ



£469,950 Freehold

A superb opportunity to purchase this three bedroom semi-detached house, situated in a popular residential location, just a short walk to the centre of Harefield village. The house would benefit from some updating, allowing the buyers to put their own stamp on the property. The ground floor accommodation comprises of an entrance porch, hallway, lounge/reception room, dining room, kitchen, cloakroom and garden room/conservatory. The first floor boasts three bedrooms and shower room. The house also benefits from a rear garden and a private driveway with off street parking for two cars to the front. 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 Porch

Side aspect door with double glazed opaque panel and double glazed front and side aspect opaque windows.

Hallway

Further door with double glazed opaque panel and double glazed opaque window to the side of the door. Radiator. Carpeted stairs with handrail leading to the first floor. Doors to the lounge/reception room and kitchen.

Lounge / Reception Room

16' 0" x 10' 5" (4.88m x 3.17m) Double glazed front aspect window. Feature fireplace with gas fire, marble hearth, wooden surround and mantle. Carpet and radiator. Door to the dining room.

Dining Room

9' 11" x 7' 9" (3.02m x 2.36m) Rear aspect double glazed sliding door to the garden room/conservatory. Radiator. Sliding and folding door to the kitchen.

Kitchen

12' 0" x 9' 0" (3.66m x 2.74m) Double glazed rear aspect window. Range of wall and base units. One and a half bowl sink and drainer unit. Built in double oven. Built in gas hob with extractor above. Spaces for fridge, freezer and washing machine. Part tiled walls. Wall mounted boiler. Sliding and folding doors to the cloakroom then further side aspect door with double glazed opaque panel leading to the covered side passageway.

Downstairs Cloakroom

Low level WC.

Garden Room / Conservatory

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed rear aspect door leading to the garden. Double glazed rear and side aspect windows.

First Floor Hallway

Double glazed side aspect opaque window above the stairs. Carpet. Loft access hatch. Doors to the bedrooms and shower room.

Bedroom One

12' 10" x 10' 7" (3.91m x 3.23m) Double glazed front aspect window. Carpet and radiator. Built in airing cupboard housing the water cylinder. Built in storage cupboard.

Bedroom Two

12' 10" x 7' 9" (3.91m x 2.36m) Double glazed rear aspect window. Carpet and radiator. Built in storage cupboard.

Bedroom Three

9' 4" x 7' 7" (2.84m x 2.31m) Double glazed front aspect window. Carpet and radiator. Built in storage cupboard.

Shower Room

Double glazed rear aspect opaque window. Tiled shower cubicle with glazed door and panel. Pedestal hand wash basin. Low level WC. Heated towel rail.

Rear Garden

Part lawn and part paved rear garden. Mature plants, shrubs and trees, including apple tree and grapevine over a wooden pergola. Covered side passageway and a front aspect door with double glazed opaque panel leading to the front of the property.

Private Driveway & Parking

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

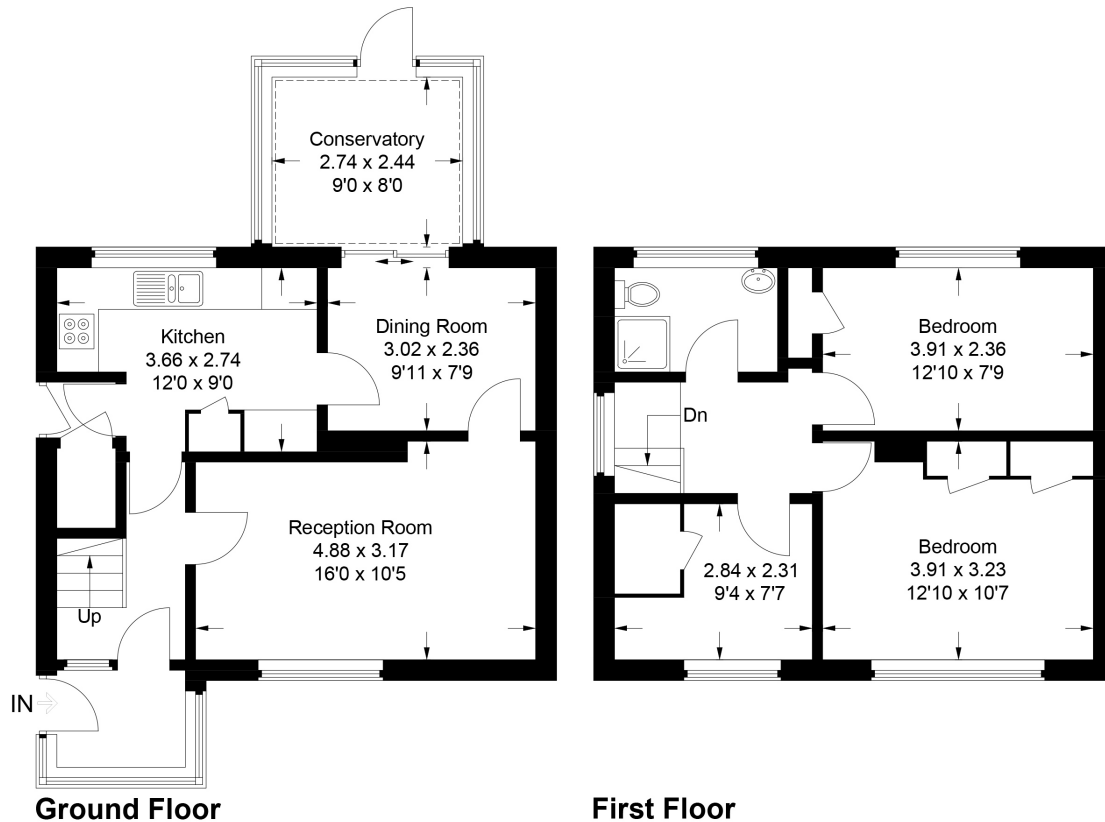
Council Tax

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



27 Gilbert Road

Approximate Gross Internal Area
Ground Floor = 49.8 sq m / 536 sq ft
First Floor = 39.0 sq m / 420 sq ft
Total = 88.8 sq m / 956 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		85
(69-80) C		
(55-68) D	65	
(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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