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estate agents



Vernon Drive
Harefield, Greater London, UB9 6EG



£760,000 Freehold

With views to front over the Village Green, an extended detached house situated in a popular residential area, literally a minutes walk from the Village Centre, and ideally placed for all shops, amenities, schools and Harefield Hospital. The property is in excellent condition throughout and an internal inspection is highly recommended. The accommodation on the ground floor comprises of an entrance hall, cloakroom, lounge/ dining room, kitchen/ breakfast room and utility room. On the first floor there are four good sized bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking, an integral garage and easy to maintain gardens to the rear and side.

Entrance Hall

UPVC front door with opaque leaded light glass inset. Tiled flooring. Radiator with ornate cover. Under stairs cupboard/ Return stair case leading to first floor and landing.

Cloakroom

Half tiled with a whiter suite incorporating w.c and wash hand basin with mixer tap . Tiled floor. Down lighters. Chrome heated chrome towel rail. Opaque leaded light double glazed window over looking side aspect.

Lounge/ Dining Room

20' 6" x 11' 1" (6.25m x 3.38m) Quality wood flooring. Coved ceiling. Two radiators. Double casement doors with leaded light double glazed glass inserts with leaded light double glazed window to side leading to rear garden.

Kitchen/ Breakfastroom

26' 1" x 7' 9" (7.95m x 2.36m) Double aspect room with double glazed leaded light window over looking front aspect and casement doors with double glazed glass inset and windows either side leading to side patio and garden. Well fitted with shaker style wall and base units. Quality wooden work surfaces with tiled splash backs. Space for seven ring range cooker. Wall mounted central heating boiler. Upright radiator. Wooden and tiled flooring. Door to;;

Utility Room

7' 10" x 7' 1" (2.39m x 2.16m) Coved ceiling. Double glazed leaded light window over looking side aspect.

First Floor

Landing

Access to loft. Radiator. Double glazed leaded light window over looking side aspect.

Bedroom 1

18' 6" x 11' 7" (5.64m x 3.53m) Two double fitted wardrobes with cupboards over. Laminate flooring. Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 2

13' 2" x 8' 6" (4.01m x 2.59m) Double aspect room with double glazed leaded light windows over looking rear and side aspects. Laminate flooring. Radiator.

Bedroom 3

8' 10" x 7' 7" (2.69m x 2.31m) Radiator. Double glazed leaded light window over looking front aspect.

Bedroom 4

8' 3" x 7' 11" (2.51m x 2.41m) Laminate flooring. Radiator. Double glazed leaded light window over looking side aspect.

Bathroom

Fully tiled with a white suite incorporating a Jacuzzi bath with mixer tap and shower attachment, w.c, wash hand basin with cupboard under and a walk in shower. Heated chrome towel rail. Expel air. Down lighters. Opaque leaded light double glazed window over looking rear aspect.

Outside

Garage

The integral garage is currently divided into a room and a storage room. Electric light and power. Wooden garage doors.

To The Front

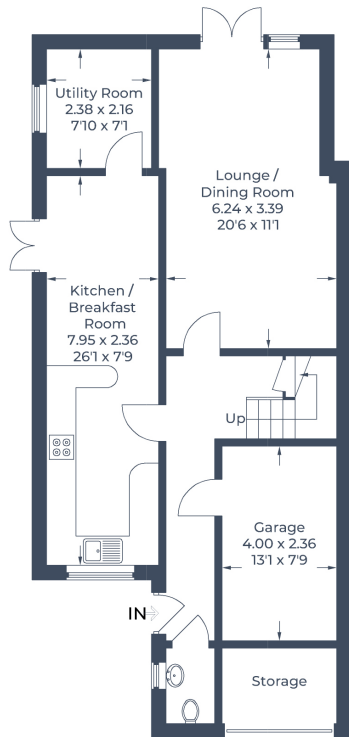
Quality block paved drive way providing off street parking for several cars. Shingle area. Walled boundary. Outside light point.

To The Rear

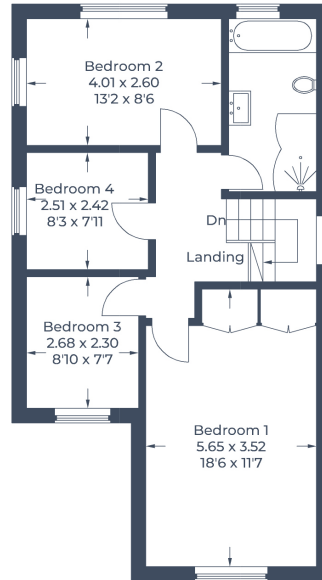
Artificial grass lawn with wooden fence and walled boundaries. Well stocked with a variety of plants and shrubs. Patio area. Outside electrical point. Pedestrian side access with wooden gate. Wooden garden shed.



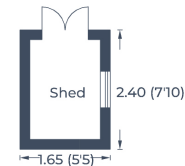
Approximate Gross Internal Area
 Ground Floor = 69.8 sq m / 751 sq ft (Excluding Storage)
 First Floor = 59.0 sq m / 635 sq ft
 Shed = 3.0 sq m / 32 sq ft
 Total = 131.8 sq m / 1,418 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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+)	A		
(81-91)	B		83
(69-80)	C	73	
(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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