



Church Road
Harefield, , UB9 6DW



£450,000 Freehold

An extended semi detached house situated within walking distance of the village with all its amenities, with scope to extend, subject to the usual planning permissions. Although the house is in need of some modernisation and updating, it gives any buyer the perfect opportunity to stamp their own identity to produce a lovely family home. The accommodation on the ground floor comprises of an entrance lobby, lounge, kitchen/ dining room and sun room. On the first floor there is a landing, three double bedrooms and a bathroom. Further features include gas central heating, double glazing, off street parking for several cars and a rear garden. The house is easily accessible by car to Denham Green's array of shops, amenities, and transport connections (Denham station on the Chiltern line into London) or a short drive to local Metropolitan/ Piccadilly/Central line stations. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. Also close by are a range of schools including The Harefield Academy, Harefield Infant School & Harefield Junior School. No upper chain.

Entrance Hall

UPVC front door. Stairs leading to first floor and landing. Door to:

Living room

14' 9" x 13' 4" (4.50m x 4.06m) Fireplace with wooden mantle and tiled inset and hearth. Wooden flooring. Coved ceiling. Radiator. Double glazed windows overlooking front aspect..Door to:

Kitchen/ Dining Room

17'11" x 10'0" (5.47m x 3.06m) A double aspect room well fitted wall and base units. One and a half bowl stainless steel sink unit with mixer tap and drainer. Five ring gas hob with oven and grill below. Space for fridge freezer. Plumbed for slim line dishwasher. Radiator. Double glazed window over looking side aspect and double glazed windows over looking into sun room. Wooden door with clear glass inset leading to:

Sun Room

14'1" x 10'9" (4.28m x 3.27m) Fitted work surface area with storage cupboards below. Plumbed for washing machine and dryer. Sliding double glazed patio doors leading to the rear garden.

Landing

Bedroom One

11'1 x 10'8" (3.37 x 3.25m) Fitted wardrobes. Wooden flooring. Radiator. Double glazed window over looking front aspect.

Bedroom Two

12'11" x 9'1" (3.94m x 2.76m) Airing cupboard. Radiator. Double glazed window over looking rear aspect.

Bedroom Three

9'9" x 2'69" (2.98m x 2.96m) Built in wardrobe. Radiator. Double glazed window overlooking rear aspect.

Bathroom

Fully tiled with a white suite incorporating bath with wall shower attachment, w.c and wash hand basin with mixer tap. Heated chrome towel rail. Opaque window over looking front aspect.

Outside

To the front

Presently off street shingle parking for one car but can easily be opened up to provide further parking spaces. Red brick boundary wall with wrought iron gate. Pathway leading to front door.

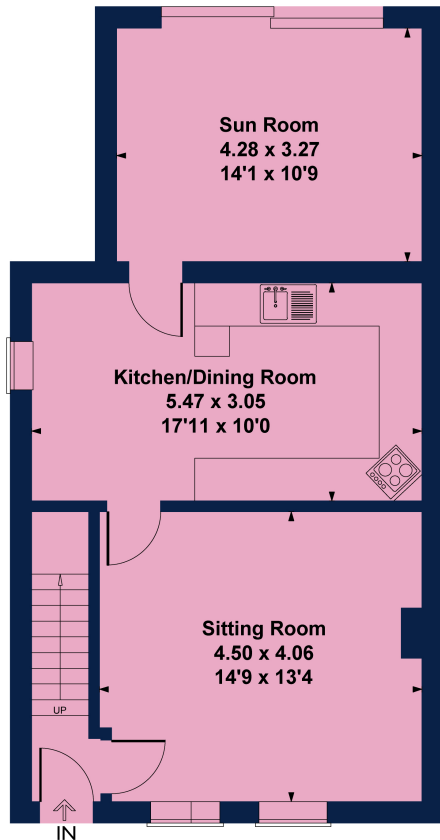
To the rear

Easy to maintain south westerly facing garden with large wooden decking area. Wooden fence boundaries. Wooden decking.

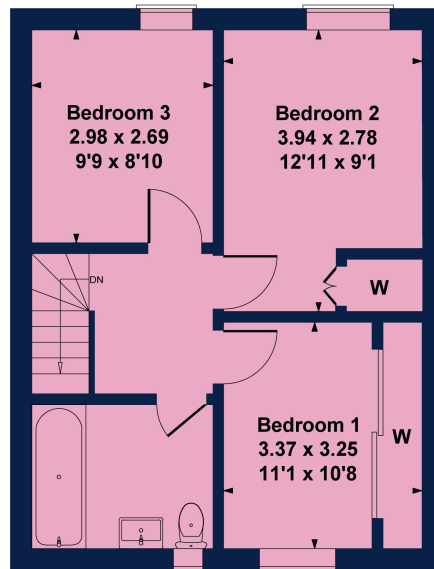


35 Church Road

Approximate Gross Internal Area
 Ground Floor = 54.9 sq m / 591 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Total = 94.6 sq m / 1018 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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