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Hall Drive
Harefield, Middlesex, UB9 6LA



£540,000 Freehold

Rodgers Estate Agents are delighted to bring to the market this spacious three bedroom semi detached bungalow situated in one of Harefield's more sought after locations, within a short level walk of the Village Centre, its shops and amenities, and ideally placed for Harefield Hospital where there is also a stop for the U9 bus which runs directly between Harefield and Uxbridge. The accommodation comprises an entrance hallway with doors off to the living room, the three bedrooms and the bathroom. The large kitchen/breakfast room is accessed via the Living Room and there is also access from the Kitchen to the extremely good size Dining/Conservatory. The property also boasts a detached garage with electronic door and pedestrian access, a pretty front garden with off street parking and a good size rear garden with patio, lawn and mature planting. The bungalow is in need of some updating but is brought to the market with **NO ONWARD CHAIN**, with viewings highly recommended to fully appreciate the accommodation and space on offer.

Entrance Hallway

Spacious entrance hall with alcove housing the consumer unit. Built in airing cupboard housing the immersion tank, with wooden slatted shelving and storage above. Wall mounted mirror. Smoke alarm. Ceiling light point. Electric radiator. Wall mounted alarm control panel. Doors off to Living Room, Bedrooms One, Two and Three, and Bathroom.

Living Room

16' 6" x 12' 3" (5.04m x 3.73m). Sealed unit windows looking into the Dining Conservatory. Ceiling light point. Electric radiator. Coved Cornice. Fully carpeted. TV point. Telephone point. Fireplace with tiled mantle, hearth and surround, inset with a coal effect electric fire. Borrowed light to Kitchen/Breakfast Room Door to:

Kitchen/Breakfast Room

13' 6" x 10' 0" (4.12m x 3.05m). Two sets of sealed unit windows overlooking the side of the property. Fitted with a range of base and eye level units. Good expanse of roll edge work surfaces inset with a single bowl drainer sink with mixer tap. Tiled splash backs. Space for cooker. Space and plumbing for washing machine. Space for under counter fridge and under counter freezer. Ceiling light point. Telephone point. Vinyl flooring. Space for drying rack and heater. Borrowed light to Living Room. Door to:

Dining Conservatory

20' 2" x 8' 3" (6.14m x 2.52m). Extremely spacious conservatory. Fitted with blinds. Adjustable spotlights to ceiling. Fully carpeted. Electric radiator. Sealed unit patio doors opening onto the rear garden.

Bedroom One

13' 5" x 9' 11" (4.10m x 3.01m). Sealed unit windows overlooking the front of the property. Fully carpeted. Coved cornice. Electric radiator. Ceiling light point. Telephone point.

Bedroom Two

10' 2" x 10' 0" (3.09m x 3.05m).

Sealed unit windows overlooking the front of the property. Fully carpeted. Coved cornice. Electric radiator. Ceiling light point. Built in wardrobes with sliding doors and storage cupboards above. Wall mounted display shelving. Broadband point. Telephone point.

Bedroom Three

10' 0" x 7' 1" (3.06m x 2.17m).

Sealed unit windows overlooking the side of the property. Fully carpeted. Electric Radiator. Ceiling light point. Telephone point. Wall mounted display shelving.

Bathroom

Fitted with a WC, wash hand basin with twin taps, and built in fully glazed shower cubicle with electric shower. Shavers only point. Expel Air. Fully tiled walls. Tiled flooring. Electric radiator with towel rail above. Wall mounted bathroom cabinet with mirrored door. Opaque glazed sealed unit side aspect windows.

Outside And Gardens

Garage

22' 0" x 8' 0" (6.70m x 2.43m)

Garage with remote controlled door, power and light and pedestrian access to the side and rear of the bungalow. Side aspect window. Outside lighting.

To The Front Of The Property

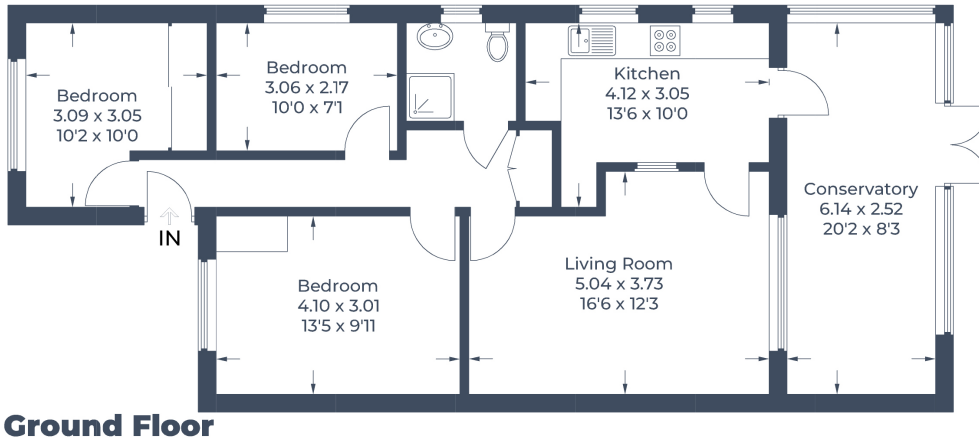
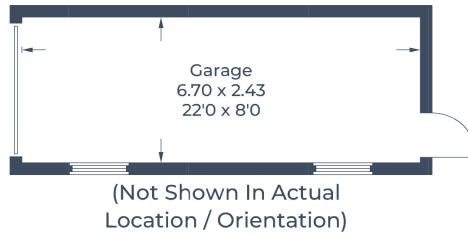
Paved frontage with mature planted flower beds and low level brick wall surrounds to front and one side, wire fencing to the other. Security lighting. Gated off street parking in front of the garage. Gated pedestrian access and secure gated access to the side and rear of the property.

To The Rear and Side of The Property

Paved patio area outside of the Dining Conservatory. Further paved patio area. Good expanse of lawn, plus further lawned area by the second patio area. Paved pathway. Mature planted borders. Wooden panel fence surrounds. Outside lighting. Outside tap. At the side of the property is a further extensive paved area with raised planted beds and pathway to secure gated access to the front of the property.



Approximate Gross Internal Area
 Ground Floor = 85.9 sq m / 925 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 102.3 sq m / 1,101 sq ft



Ground 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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