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**Hill End Road**  
**Harefield, Middlesex, UB9 6LB**





## £635,000 Freehold

A spacious and well presented four bedroom semi-detached family home located within a short level walk of the Village Centre, its shops, amenities and schools, and especially well situated for Harefield Hospital. This lovely property offers spacious accommodation throughout, comprising a welcoming entrance hallway, a large open plan, double aspect living/dining room, which in turn is open to the modern, well fitted kitchen. Additionally on the ground floor is a bedroom with ensuite shower room and its own access via the side of the property - ideal older relative or teenage accommodation. The living/dining room features casement doors to the rear patio and garden. The first floor comprises three bedrooms and the family bathroom. Outside the front of the property boasts a garage and off street parking for several cars and to the rear is a delightful, good size low maintenance garden with mature planting. Fully double glazed and centrally heated. Viewings are highly recommended.

### Ground Floor

#### Entrance Hall

Modern UPVC front door with opaque double glazed leaded light inset, and double glazed leaded light window to side. Under stairs cupboard. Radiator. Stairs leading to first floor and landing. Wooden parquet flooring.

#### Guest Cloakroom

White suite incorporating WC, and wash hand basin with tiled splashback. Tiled floor. Opaque double glazed window overlooking front aspect.

#### Lounge/Dining Room

23' 11" x 10' 10" (7.29m x 3.30m) Wooden parquet flooring. Feature fireplace with brick surround, hearth and wooden mantle, and wood burning stove. Radiator. Double glazed leaded light window overlooking front aspect. Casement door with double glazed glass insets, with double glazed windows either side, leading to rear garden. Squared arch to Kitchen, and door leading to:

#### Family Room/Bedroom 4

14' 7" x 10' 0" (4.44m x 3.05m) Parquet flooring. Radiator. Double glazed window over looking rear aspect. Access to loft space. UPVC casement door with glass inset, leading to side entrance. Sliding door to:

#### Ensuite Wet Room

Fully tiled with wall mounted shower unit, WC, and wash hand basin. Downlighters. Expel air. Chrome heated towel rail. Opaque double glazed window overlooking side aspect. Door to Garage.



## Kitchen

10' 11" x 9' 2" (3.33m x 2.79m) Well fitted with wall and base units. Rangemaster five ring gas cooker with tiling over and extractor hood. Granite effect work surfaces with splash backs. One and a half bowl sink unit with mixer tap and drainer. Built in dishwasher. Space for fridge/freezer. Dimmer switch. Tiled floor. Double glazed window overlooking rear aspect.

## First Floor

### Landing

Access to loft. Storage cupboard.

### Bedroom 1

14' 3" x 12' 3" (4.34m x 3.73m) L shaped. Radiator. Double glazed window overlooking front aspect.

### Bedroom 2

11' 6" x 11' 0" (3.51m x 3.35m) Radiator. Double glazed window overlooking rear aspect.

### Bedroom 3

9' 4" x 7' 2" (2.84m x 2.18m) L shaped room. Radiator. Double glazed window overlooking front aspect.

### Bathroom

Partly tiled with a white suite incorporating bath, WC, and wash hand basin set into vanity unit with cupboards under. Upright radiator. Expel air. Opaque double glazed window overlooking rear aspect.

## Outside And Gardens

### Garage

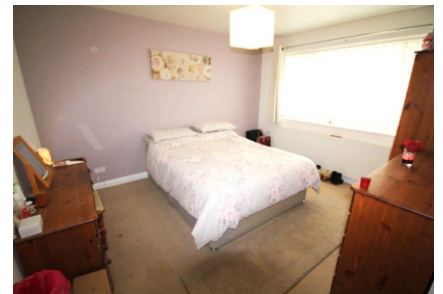
17' 0" x 9' 3" (5.18m x 2.82m) Light and power. Up and over door. Plumbed for washing machine.

### To The Front Of The Property

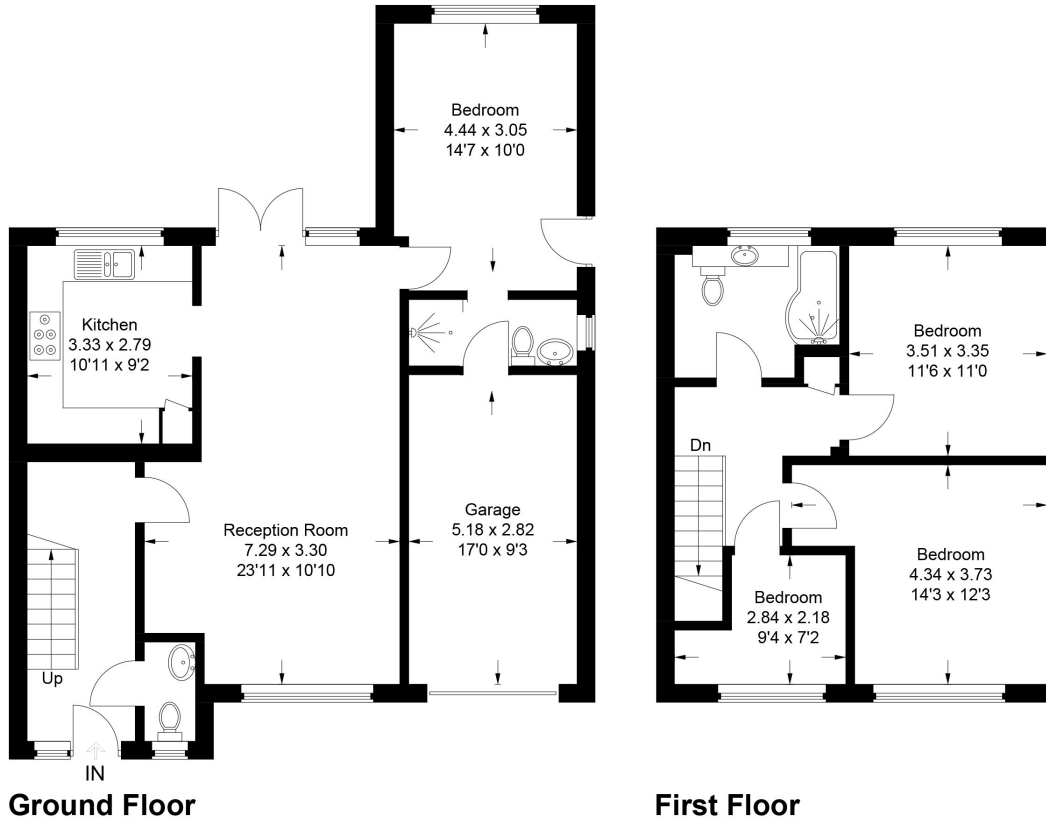
Large private drive with off street parking for several cars. Brick wall surrounds. Outside lighting.

### To The Rear Of The Property

Easy to maintain garden mainly laid to shingle with paved patio area with covered wooden pagoda. Wooden fence boundaries with wooden gates leading onto Rickmansworth Road. Wooden summerhouse. Outside lights. Outside tap.



Approximate Gross Internal Area  
 Ground Floor = 61.9 sq m / 666 sq ft  
 First Floor = 45.3 sq m / 488 sq ft  
 Garage = 17.9 sq m / 193 sq ft  
 Total = 125.1 sq m / 1,347 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>70</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place  
 Chalfont St Peter  
 Buckinghamshire  
 SL9 9DU

5 Park Lane  
 Harefield  
 Middlesex  
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com