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Merle Avenue
Harefield, Middlesex, UB9 6DG



Guide Price £647,950 Freehold

Rodgers Estate Agents are delighted to offer for sale this three double bedroom detached bungalow with two bath/shower rooms and a Southerly aspect rear garden, being sold with NO ONWARD CHAIN. The property is situated in a highly sought after location, just moments walk to Harefield High Street and the centre of the village with its schools, shops and amenities. The bungalow is also ideally placed for local walks, including the Hillingdon and Colne Valley trails. The accommodation comprises of an entrance hallway, spacious lounge/sitting room, kitchen/breakfast room, three double bedrooms and two bath/shower rooms (one en-suite). The bungalow also benefits from the Southerly aspect rear garden and a private driveway with off street parking for at least four cars to the front. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

Entrance Hallway

Wooden side aspect door with double glazed ornate opaque panels. Fitted doormat. Carpet and radiator. Loft access hatch.

Lounge / Sitting Room

18' 6" x 12' 2" (5.64m x 3.70m) Double glazed rear aspect windows and door leading to the decked area. Double glazed side aspect window. Feature brick fireplace with log burner. Wooden flooring. Radiator.

Kitchen / Breakfast Room

12' 11" x 11' 3" (3.93m x 3.44m) Double glazed rear aspect window and rear aspect door with double glazed panel leading to the decked area. Good range of wall and base units. Built in oven and gas hob with stainless steel extractor above. One and a half bowl stainless steel sink and drainer unit. Spaces for appliances. Wooden flooring. Part tiled walls. Radiator. Ceiling spotlights. Cupboard housing the boiler.

Bedroom One

11' 3" x 9' 0" (3.42m x 2.75m) Double glazed front aspect window. Carpet and radiator. Fitted wardrobes. Door to the en-suite shower room.

En-Suite Shower Room

Double glazed side aspect opaque window. Shower cubicle. Hand wash basin with storage underneath. Low level WC. Tiled walls. Radiator. Extractor.

Bedroom Two

11' 2" x 10' 2" (3.41m x 3.10m) Double glazed front aspect window. Carpet and radiator. Fitted wardrobes and units.

Bedroom Three

11' 2" x 10' 3" (3.41m x 3.12m) Double glazed front aspect window. Carpet and radiator.

Bathroom

Double glazed side aspect opaque window. Panel enclosed bath with shower attachment. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator. Heated towel rail. Ceiling spotlights. Extractor.

Rear Garden

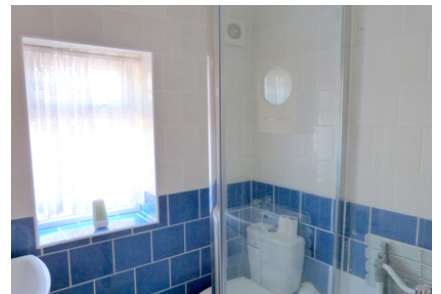
Southerly aspect rear garden, mainly lawn with mature borders, plants and shrubs. Raised decked area. Wooden shed on a concrete base. Gate both sides of the property leading to the front.

Private Driveway & Parking

The bungalow benefits from a private driveway with off street parking for at least four cars.

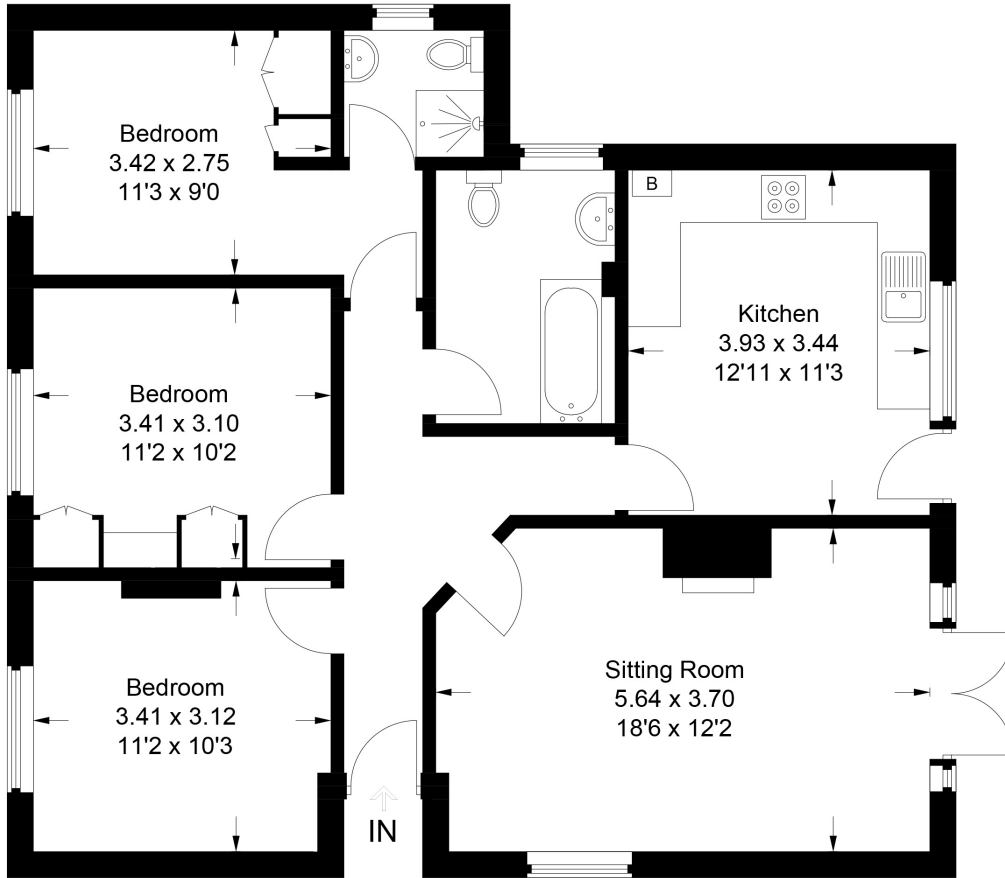
Council Tax

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



Merle Avenue

Approximate Gross Internal Area = 87.3 sq m / 940 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		83
(69-80)	C		
(55-68)	D	61	
(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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