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estate agents



Springwell Lane
Harefield, Middlesex, UB9 6PG



£900,000 Freehold

A beautifully presented detached bungalow located on the borders of Harefield and Rickmansworth, set amidst rolling countryside and offering spacious and flexible accommodation. This lovely bungalow is within reach of Harefield Village and its shops, schools and amenities, and also within reach of Rickmansworth town centre. Additionally, the property is ideally located for Denham Chiltern Line Station with its fast trains into London Marylebone, the M25, and onward motorway links. This charming bungalow has been decorated to a high standard throughout and comprises a spacious entrance hall, large reception room, a dining room and a beautifully fitted modern kitchen with integrated appliances. The stunning conservatory at the rear features bi-folding doors onto the rear garden. There are three good size bedrooms, the master of which boasts an ensuite shower room, and a wonderful bathroom with a spa bath. The bungalow is gated and features gardens surrounding the property, the rear area being more secluded, off street parking for several cars and three storage outbuildings.

Entrance

Entrance via wooden front door with sealed unit opaque glazed panels either side. Leading into:

Hallway

Spacious L shaped entrance hallway with doors off to the reception room, the dining room, the master bedroom, bedrooms two and three, and the family bathroom. Two radiators. Two ceiling light points.

Reception Room

14' 8" x 25' 10" (4.47m x 7.87m) 14' 8" x 25' 10" max (4.47m x 7.87m) max. A large, bright and spacious living room. Wood effect flooring. Two ceiling light points. Sealed unit windows overlooking the front of the property. Double French doors leading to:

Conservatory

13' 0" x 20' 1" (3.96m x 6.12m). Triple aspect with sealed unit windows overlooking the front, side and rear of the property, all fitted with blinds. Quality ceramic tile flooring. Ceiling light point. Two radiators. Sealed unit patio doors leading onto the garden. Opening to:

Dining Room

10' 2" x 19' 1" (3.10m x 5.82m). Quality ceramic tile flooring continued from the Conservatory. Inset downlighters. TV Point. Built in base and eye level cupboards with roll edge work surface. Further built in full height storage cupboard housing the Vaillant boiler. Large American style fridge freezer with water and ice release. Radiator. Inset downlighters. Concertina door to Hall way. Opening to:

Kitchen

11' 10" x 13' 0" (3.61m x 3.96m). Modern fitted kitchen with lots of roll edge work surfaces and an extensive range of base and eye level units. Inset one and a half bowl drainer sink with mixer tap. Inset five ring gas hob with integrated electric oven under and built in stainless steel extractor hood over. Integrated fridge freezer. Built in washing machine and dish washer. Radiator. Tiled splashbacks. Inset downlighters. Kick board lighting. Double aspect with sealed unit windows overlooking the front and rear of the property and a half glazed sealed until door leading to the garden.

Master Bedroom

11' 11" x 14' 1" (3.63m x 4.29m). Sealed unit windows overlooking the rear of the property. Ceiling light point with fan. Built in wardrobe unit comprising two dressing tables with drawers and storage, two double wardrobes with shelving and hanging rails, and storage cupboards above. Built in overhead storage cupboards. Radiator. Tiled flooring. Concertina door leading to:

Ensuite Shower Room

Walk in double size shower with square shower head and glazed screen. Vanity unit with drawer and cupboards and inset with wash hand basin with twin taps. Wall mounted mirror above. Low level WC with twin flush. Tiled walls and splashbacks and tiled floor. Heated towel rail. Ceiling light point. Expel air. Opaque glazed sealed unit window overlooking the side of the property.

Bedroom Two

10' 7" x 11' 0" (3.23m x 3.35m). Sealed unit windows overlooking the side of the property. Wood effect flooring. Built in wardrobe with hanging rail and shelving, and display shelving to the side. TV point. Radiator. Ceiling light point. Coved cornice.

Bedroom Three

8' 9" x 9' 4" (2.67m x 2.84m). Sealed unit windows overlooking the front of the property. Wood effect flooring. Built in wardrobes with hanging rail and shelving. Radiator. Ceiling light point. Coved cornice.

Family Bathroom

Fitted with a suite comprising low level WC with twin flush, wash hand basin with twin taps and tiled splashback, set into unit with drawer and cupboards, and a feature spa corner bath. Ceiling light point. Two heated towel rails. Part tiled walls. Tiled flooring. Wall mounted mirror. Expel air. Sealed unit windows overlooking the side of the property.

Outside And Gardens

Gardens

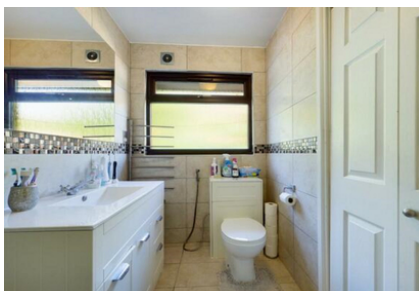
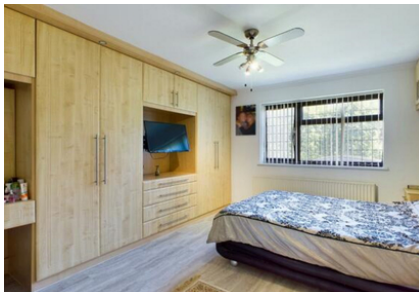
55' 3" x 36' 6" (16.84m x 11.13m) approximately. Wrap around garden, mainly laid to lawn and bordered on three sides by mature trees. Patio area. Gated entrance from the road to the property.

Garage

13' 9" x 23' 1" (4.19m x 7.04m). Detached garage.

Garden Store Rooms

Three garden store rooms.



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Approximate Area = 1670 sq ft / 155.1 sq m
 Excludes Stores. For Information Only. Not to Size.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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@roddersestates.com

harefield@roddersestates.com