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St Marys Road
Harefield, Middlesex, UB9 6AF



£485,000 Freehold

Bought to the market with NO ONWARD CHAIN is this three bedroom semi-detached family home with a wonderful rear garden. The property comprises three bedrooms, bathroom and separate WC, living room, dining room, kitchen, and conservatory. Outside to the front the property benefits from off street parking for two cars with gated side access to the rear. The garden at the rear is a real feature of this property, being approximately 80' in length with gated access to the woodland beyond from which the picturesque lakes and Canal can be reached. The property is in need of some updating and is ideal for those wishing to put their own stamp on a property. Situated in a popular residential location, close to local shops and within walking distance of the Village Centre, this family home must be viewed so that its full potential can be envisaged.

Ground Floor

Entrance Porch

Entrance is via wooden front door with opaque glazed panel inset, opening into the Entrance Porch. Opaque glazed wooden front door with opaque glazed windows either side, opening into Entrance Hall. Ceiling light point.

Entrance Hall

Sealed unit window overlooking the side of the property. Fully carpeted. Ceiling light point. Smoke alarm. Carpeted turning staircase rising to first floor and landing. Under stairs storage cupboard housing meters and fuse box. Radiator. Wall mounted central heating thermostat. Fully opaque glazed doors opening into the Kitchen and into:

Lounge

14' 8" x 12' 1" (4.47m x 3.68m). Sealed unit bow window overlooking the front of the property. Fully carpeted, continued from the entrance hall. Radiator. Ceiling light point with fan. Wood effect gas fire set in a fireplace with wooden mantle, brick surround and tiled hearth. Brick built storage unit to one side of the fireplace. Opening to:

Dining Room

11' 5" x 10' 7" (3.48m x 3.23m). Fully carpeted. Ceiling light point with fan. Gas fire with wood surround. Radiator. Door to Kitchen. Sealed unit sliding patio doors opening into:

Conservatory

16' 10" x 7' 4" (5.13m x 2.24m). Two sets of windows overlooking the rear garden. Carpeted. Ceiling light point. Door opening into rear porch area and rear garden.

Rear Porch

Covered area open to the rear garden. Outside tap. Storage shelving.

Kitchen

11' 5" x 7' 4" (3.48m x 2.24m). Vinyl flooring. Space for upright fridge freezer. Good range of wood base and eye level units. Roll edge work surfaces inset with a double bowl sink with chrome mixer tap. Tiled splashbacks. Also inset with a four ring gas hob with extractor hood above. Integrated electric oven and grill. Ceiling light point. Sealed unit windows overlooking the side of the property. Built in cupboard housing boiler. Door to Entrance Hallway.

First Floor

First Floor Landing

Carpeting continued from stairs. Sealed unit window overlooking the side of the property. Ceiling light point. Access to loft. Doors off to Bedrooms One, Two, Three, Bathroom and Separate WC.

Bedroom One

13' 0" x 10' 8" (3.96m x 3.25m). Fully carpeted. Sealed unit windows overlooking the front of the property. Built in over bed and wardrobe storage, with under cupboard lighting and with hanging rails and shelving in the wardrobes, two on one side and three on the other. Matching unit comprising cupboards and drawers. Ceiling light point. Radiator. Built in airing cupboard with wooden slatted shelving. Further storage cupboard.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m). Sealed unit windows overlooking the rear of the property. Fully carpeted. Ceiling light point. Radiator. Built in cupboard with shelving.

Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m). Sealed unit windows overlooking the front of the property. Alcove shelving. Radiator. Ceiling light point. Wood effect laminate flooring.

Bathroom

Fitted with a suite comprising pedestal mounted wash hand basin with twin taps, and panel enclosed bath with mixer tap, shower and glazed shower screen. Wall mounted heated towel rail. Fully tiled walls. Fully carpeted. Wall mounted mirror. Sealed unit opaque glazed rear aspect window.

Separate WC

Part tiled walls. Sealed unit opaque glazed side aspect window. Ceiling light point. WC.

Outside And Gardens

To The Rear Of The Property

A large rear garden extending to approximately 80' in length. Good size crazy paved patio area, leading to a large expanse of lawn and on to a further patio area, and then further lawn extending to the end of the garden which offers gated access to the woodland beyond and onwards to the lakes and Canal. Mature plants and shrubs. Wooden panel fence surrounds.

Sheds and Gardener's WC

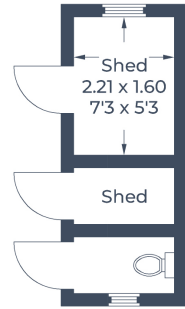
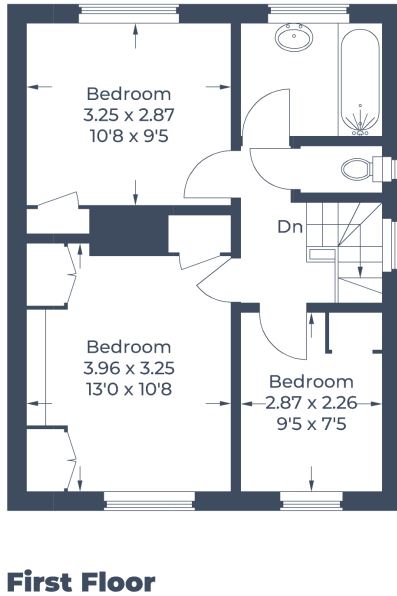
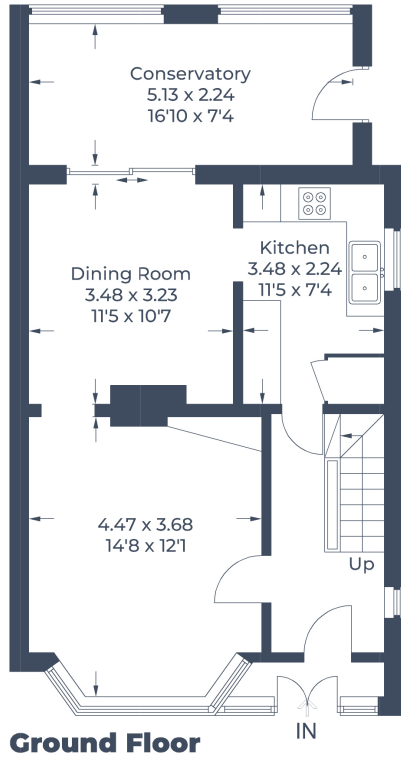
Main Shed - 7' 3" x 5' 3" (2.21m x 1.60m). Two sheds, two for storage and the third housing a gardener's WC.

To The Front Of The Property

Private drive with off street parking for two cars. Footpath to secure gated access to the rear of the property.



Approximate Gross Internal Area
 Ground Floor = 59.0 sq m / 635 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Outbuildings = 6.4 sq m / 69 sq ft
 Total = 107.5 sq m / 1,157 sq ft



(Not Shown In Actual Location / Orientation)

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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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