

rodgers  
estate agents



**Church Hill**  
Harefield, Middlesex, UB9 6DP



## £355,000 Freehold

A beautifully presented and spacious, purpose built, two double bedroom ground floor maisonette, set in a residential area and boasting panoramic views from the rear over open countryside. The property is located within easy reach of Harefield Village Centre, its shops, amenities, and schools, and is also within easy reach of Denham with its Chiltern Railway Station offering fast trains into London Marylebone. This lovely maisonette enjoys light and airy accommodation comprising a welcoming entrance hallway, a front aspect lounge/dining room, a modern fitted kitchen, and a modern bathroom. Additionally, the second bedroom boasts patio doors leading onto the newly paved patio, and the back door from the kitchen leads to an enclosed utility/storage area with a further door leading directly to the wonderful open aspect rear garden which in turn benefits from two storage sheds, a good expanse of lawn, the newly paved patio, a decked patio area, and wooden panel fence surrounds. The property is set back from the road and benefits from a very good size front garden and the availability of lay-by parking nearby.

### Entrance

Covered storm porch. Entrance via sealed unit front door with opaque glazed panels inset.

### Entrance Hallway

Adjustable spotlights to ceiling. Radiator with decorative cover. Large storage cupboard. Cupboard housing the consumer unit and meters. Wood effect laminate flooring. Smoke alarm. Raised skirting boards. Doors to Lounge/Dining Room, Kitchen, Bedrooms One, Two and Bathroom.

### Lounge/Dining Room

12' 11" x 12' 6" (3.94m x 3.81m). Sealed unit bay window overlooking the front of the property. TV point. Telephone point. Broadband point. Coved cornice. Ceiling light point. Air vent. Raised skirting boards. Radiator with decorative cover. Wood effect laminate flooring.

### Kitchen

9' 8" x 8' 9" (2.94m x 2.66m). Fitted with a range of base and eye level units. Good expanse of roll edge work surfaces inset with single bowl drainer sink with chrome mixer tap, also inset with four ring induction hob with stainless steel splash back, integrated oven below and stainless steel extractor hood over. Integrated dishwasher and integrated washing machine. Tiled splashbacks. Built in larder cupboard. Further built in cupboard with shelving. Wall mounted Vaillant boiler. Adjustable spotlights to ceiling. Radiator with decorative cover. Quality tile flooring. Sealed unit windows overlooking the rear garden and the views beyond. Door to Utility Area.

### Utility Area

8' 11" x 2' 11" (2.73m x 0.90m). Ceiling light point. Fully tiled walls. Quality tile flooring. Space for tumble dryer. Space for full height fridge freezer. Door leading to Rear Garden.

### Bedroom One

12' 4" x 9' 11" (3.75m x 3.03m). Sealed unit windows overlooking the front of the property. Built in wardrobe with hanging rails. Ceiling light point. Coved cornice. Radiator with decorative cover. Fully carpeted.

### Bedroom Two

10' 1" x 9' 11" (3.08m x 3.03m). Sealed unit patio doors opening onto the rear garden. Built in wardrobe. TV point. Coved cornice. Adjustable spotlights to ceiling. Raised skirting boards. Radiator with decorative cover. Large built in storage cupboard with shelving and hanging rail. Wood effect laminate flooring.

### Bathroom

Fitted with a white suite comprising low level WC with twin flush, panel enclosed P shaped bath with chrome mixer tap, plumbed shower with oversized shower head and wall mounted controls, hand held shower, and fully glazed screen, and wash hand basin with chrome mixer tap set into vanity unit. Heated towel rail. Fully tiled walls. Ceiling light point. Quality tile flooring. Sealed unit opaque glazed windows to rear aspect.

### Outside And Gardens

#### To The Front Of The Property

Wooden panel fence surrounds with solar lighting. Central paved footpath and steps leading to entrance, with lawned areas either side. Patio areas with slate chippings to both sides of the front door.

### To The Rear Of The Property

Generous sized rear garden backing onto the open farmland beyond with extensive views of the same. Large, newly paved patio area. Good expanse of lawn. Further extensive decked patio. Two brick built storage sheds. Gateway providing separate access to the rear garden. Wooden panel fence surrounds. Outside tap.

### About The Property

Lease:

90 years remaining. 125 years from 5/12/1988.

Ground Rent:

£10 per annum.

Service Charge and Buildings Insurance:

We understand this to be approximately £350 per annum inclusive.

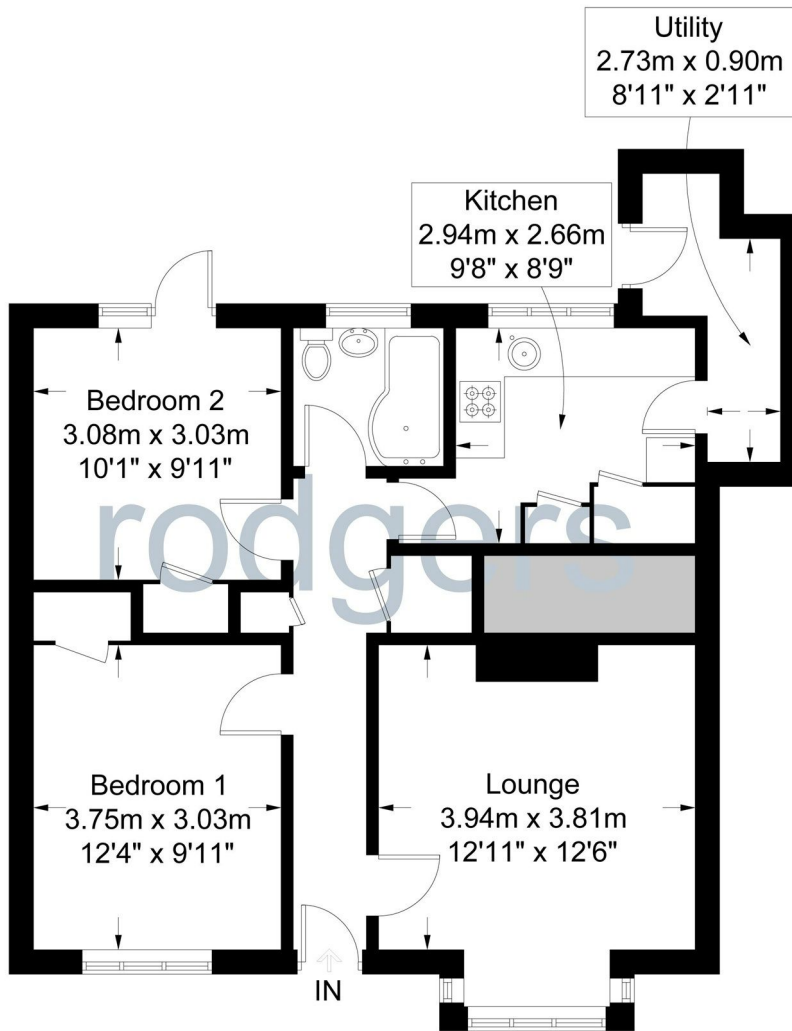
Council Tax:

London Borough of Hillingdon, Band C.



# Hill House, UB9 6DP

Approximate Gross Internal Area = 65.9 sq. metres (709 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

Copyright Loric Energy Consultants Limited

produced for Rodgers Estate Agents



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	73
(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@roddgersstates.com

harefield@roddgersstates.com