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estate agents



Park Lane
Harefield, Middlesex, UB9 6BJ



£350,000 Freehold

A spacious three bedroom mid terrace cottage located just minutes from the Village Centre, its shops, amenities and schools. The accommodation comprises an open plan lounge/diner with exposed brick wall and fireplace, a small kitchen, a downstairs bathroom and three bedrooms on the first floor. Outside the back door is a covered sideways with gated access to the rear. The property is in need of refurbishment throughout but does already have central heating and double glazing. Outside the property is a small garden area to the front and a good size, south facing garden to the rear. Priced to sell and brought to the market with NO ONWARD CHAIN.

Ground Floor

Entrance

Entrance via half opaque glazed wooden front door, leading to:

Living/Dining Room

26' 5" x 11' 7" (8.07m x 3.54m). Double aspect with sealed unit windows overlooking the front of the property and the rear of the property. Exposed brick wall inset with a brick fireplace. Two ceiling light points. Two radiators. Coved cornice. Dado rail in living area. Built in cupboard housing electric meter. Built in storage cupboards. Wood panelled wall, and wood panelled stairs rising from the

Kitchen

7' 11" x 7' 5" (2.42m x 2.25m).

Fitted with a range of base and eye level units. Expanse of roll edge work surfaces inset with an electric oven with gas hob over and extractor hood above. Also inset with a single bowl drainer sink with chrome mixer tap. Sealed unit windows overlooking the side of the property. Tiled floor. Ceiling light point. Radiator. Half opaque glazed door leading to the side and rear of the property. Sliding door to:

Bathroom

Fitted with a suite comprising panel enclosed bath with taps, vanity unit mounted wash hand basin with chrome mixer tap and cupboards beneath, and WC. Tiled walls and floor. Ceiling light point. Radiator. Wall mounted bathroom cabinet with mirrored doors. Wall mounted, cupboard enclosed boiler. Expel Air. Opaque glazed rear aspect window.

Covered Sideway

Outside area to the side of the kitchen, accessed via the back door. Perspex roof and side. Tiled floor. Ceiling light point. Outside tap and sockets. Secure access to the rear. Ideal utility area.

First Floor

Landing

11' 11" x 11' 8" (3.64m x 3.55m).

Spacious bedroom with sealed unit windows overlooking the front of the property. Radiator. Ceiling light point. Access to loft. Filled in borrowed light to Bedroom Three.

Bedroom One

11' 11" x 11' 8" (3.64m x 3.55m).

Spacious bedroom with sealed unit windows overlooking the front of the property. Radiator. Laminate flooring. Ceiling light point. Open front wardrobe.

Bedroom Two

13' 7" x 7' 2" (4.13m x 2.18m)

Sealed unit windows overlooking the rear garden. Radiator. Ceiling light point. Open front wardrobe.

Bedroom Three

11' 11" x 6' 4" (3.63m x 1.92m).

Sealed unit windows overlooking the the rear garden. Radiator. Ceiling light point. Laminate flooring. Filled in borrowed light to landing.

Outside And Gardens

To The Front Of The Property

Small frontage with some planting. Low level brick wall frontage. Path to front door.

To The Rear Of The Property

Long rear garden with patio and lawned areas. Wooden panel fence surrounds. Gated terrace walkway and access to the covered sideway. Metal storage shed.

Council Tax

London Borough of Hillingdon, Band D.
£1,863.91 for two or more adults.






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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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