

rodgers  
estate agents



**Hill End Road**  
Harefield, Middlesex, UB9 6LE



£1,900 pcm

AVAILABLE IMMEDIATELY. A spacious three bedroom semi-detached house to let with a large rear garden and off street parking, situated in a popular semi-rural location in Harefield village. The ground floor accommodation comprises a lounge/sitting room, further reception room, semi-open plan kitchen/dining room and cloakroom. The first floor boasts three bedrooms and a four piece bathroom. The house also benefits from a large rear garden, front garden and a private driveway with off street parking to the front. Other benefits include double glazing and gas central heating. The property is available immediately unfurnished with a viewing highly recommended.

#### Entrance

Front door with ornate opaque glazed panels leading to the middle reception room.

#### Reception Room

14' 6" x 12' 11" (4.41m x 3.93m) Double glazed side aspect opaque window. Wooden flooring. Two radiators. Carpeted stairs leading to the first floor. Open to the dining room. Doors to the lounge/sitting room and cloakroom.

#### Cloakroom

Double glazed side aspect opaque window. Hand wash basin. Low level WC. Wooden flooring. Heated towel rail. Extractor.

#### Kitchen / Dining Room

18' 10" x 15' 7" (5.75m x 4.75m) Semi-open plan kitchen/dining room.

Kitchen - Double glazed rear aspect window and rear aspect door with double glazed panels leading to the garden. Good range of wall and base units. Built in Neff oven and grill. Built in Smeg gas hob. Fitted washer/dryer and dishwasher. Freestanding fridge/freezer. One and a half bowl sink and drainer unit. Tiled flooring and part tiled walls. Ceiling spotlights. Open to the dining room.

Dining Room - Double glazed rear aspect window and rear aspect door with double glazed panels leading to the garden. Double glazed side aspect opaque window. Wooden flooring. Two radiators.

#### Lounge / Sitting Room

14' 9" x 10' 0" (4.49m x 3.06m) Double glazed front aspect bay window. Feature fireplace with ornate tiled insets, stone hearth, wooden surround and mantle. Carpet and radiator.

#### First Floor Hallway

Carpet. Doors to the bedrooms and bathroom.

#### Bedroom One

14' 9" x 9' 11" (4.49m x 3.01m) Double glazed front aspect window. Carpet and radiator. Built in cupboard housing the boiler.

### Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m) Double glazed side aspect window. Wooden flooring. Radiator.

### Bedroom Three

10' 6" x 7' 5" (3.20m x 2.27m) Double glazed rear aspect window. Wooden flooring. Radiator. Fitted wardrobe.

### Four Piece Bathroom

Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment. Tiled shower cubicle with glazed panels. Pedestal hand wash basin. Low level WC. Part tiled walls. Extractor.

### Rear Garden

Large rear garden with paved patio areas. Mature borders, plants and shrubs. Wooden storage shed. Side access gate.

### Front Garden

Small area of low maintenance front garden.

### Private Driveway & Parking

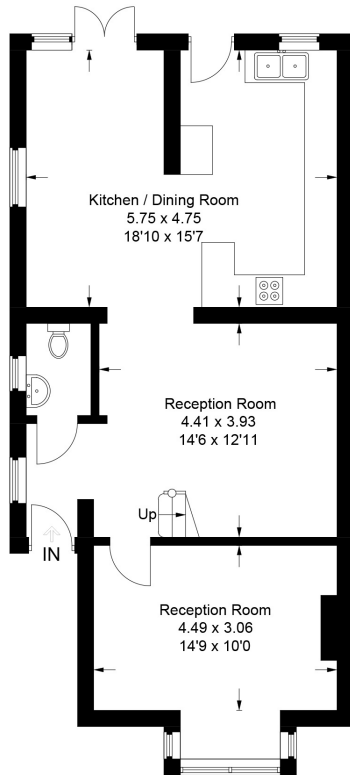
The house also benefits from a private driveway with off street parking to the front of the property.

### Council Tax

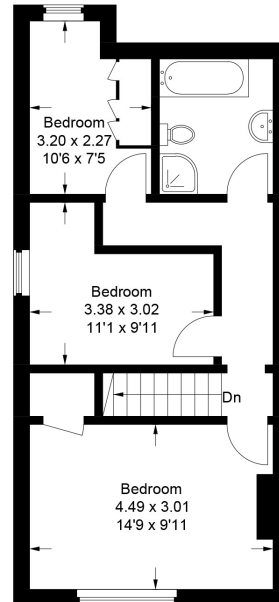
The property is council tax band E, London Borough of Hillingdon.



Approximate Gross Internal Area  
 Ground Floor = 68.2 sq m / 734 sq ft  
 First Floor = 45.0 sq m / 484 sq ft  
 Total = 113.2 sq m / 1,218 sq ft



**Ground Floor**



**First Floor**

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)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 82        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 49                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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