rodgers
estate agents

The Lodge

Rickmansworth Road, Harefield, Middlesex, UB9 6JY

£495,000 Share of Freehold

A charming two double bedroom barn-style semi-detached house with two bath/shower rooms being sold with NO ONWARD CHAIN, situated in a sought after exclusive gated development and surrounded by stunning communal gardens. The property is offered to the market in excellent condition throughout and is located close to the centre of Harefield village. The accommodation comprises of an entrance hallway, downstairs cloakroom, lounge/dining room, modern fitted kitchen, two double bedrooms and two bath/shower rooms (one en-suite). The property also benefits from off street parking for residents and visitors together with beautiful communal grounds. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

Entrance Hallway

Downlighters. Two storage cupboards, one housing the fusebox. Wooden flooring. Under floor heating. Fully carpeted staircase with handrail and exposed spindles rising to first floor and landing. Doors to the cloakroom, lounge/dining room and kitchen.

Cloakroom

Fitted with a low level WC and wall mounted wash hand basin with chrome mixer tap. Expel air extractor. Part tiled walls. Tiled flooring. Under floor heating. Sealed unit window to front aspect.

Kitchen

13' 1" x 9' 4" max (3.98m x 2.84m max) Fitted with an extensive range of base and eye level units. Good expanse of granite work surfaces inset with a one and a half bowl drainer sink, with chrome mixer tap, also inset with a four ring induction hob with extractor hood over. Integrated eye level double oven. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Tiled splashbacks. Downlighters. Tiled flooring. Under floor heating. Sealed unit windows overlooking the rear of the property. Sealed unit door opening onto the rear of the property.

Lounge / Dining Room

17' 1" x 13' 11" (5.20m x 4.23m) Sealed unit windows overlooking the side of the property and the communal grounds. Wooden flooring. Downlighters. Under floor heating.

First Floor Landing

Loft access hatch. Fully carpeted. Under floor heating. Cupboard housing the boiler. Doors to both bedrooms and family bathroom.

Master Bedroom

16' 9" x 8' 3" (5.11m x 2.51m) Sealed unit windows overlooking the side of the property and the communal grounds. Fitted wardrobes with hanging rails and shelving. Downlighters. Fully carpeted. Under floor heating. Door to the en-suite shower room.

En-Suite Shower Room

A modern, fitted shower room with fully glazed corner shower cubicle, low level WC and wall mounted wash hand basin with chrome mixer tap. Expel air extractor. Part tiled walls. Tiled flooring. Under floor heating. Downlighters. Sealed unit Velux window.

Bedroom Two

10' 0" x 10' 11" (3.05m x 3.34m) Sealed unit windows overlooking the side of the property and the communal grounds. Downlighters. Fully carpeted. Under floor heating.

Family Bathroom

A modern bathroom, fitted with a white suite comprising low level WC, panel enclosed bath with chrome mixer tap and shower attachment, and wall mounted wash hand basin with chrome mixer tap. Expel air extractor. Part tiled walls. Tiled flooring. Under floor heating. Downlighters. Sealed unit Velux window overlooking the rear of the property.

To The Rear

Paved patio and lawn areas. Outside lighting.

Communal Grounds

The property is approached via remotely controlled gates which open onto a tree lined driveway leading to the extensive residents and visitors car park. The property is surrounded by well maintained, extensive communal grounds, mainly laid to lawn with planted borders, flower bed and hedged surrounds.

Tenure

We understand the property benefits from a Share of the Freehold (We believe the lease is 999 years from 1/1/2003).

Council Tax

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

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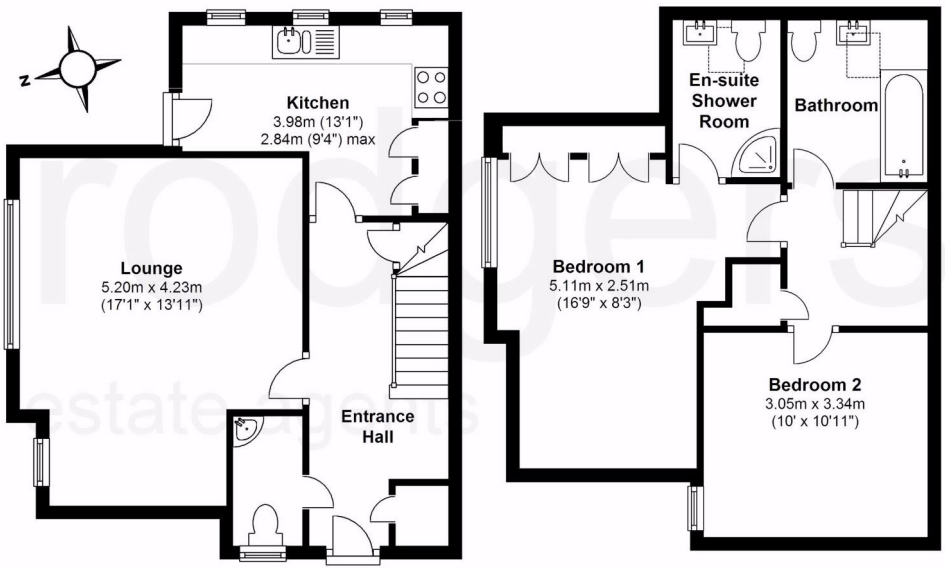
Approx. Gross Internal Area 84 sq. Metres (907 sq. feet)

Ground Floor **First Floor**



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 of 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.

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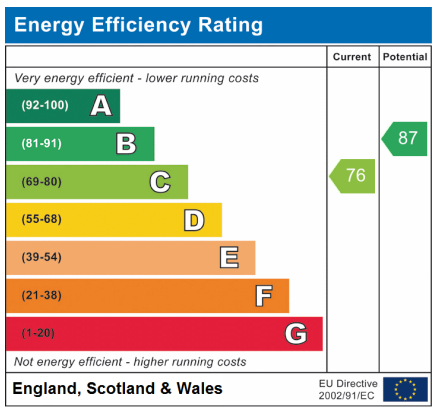

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