

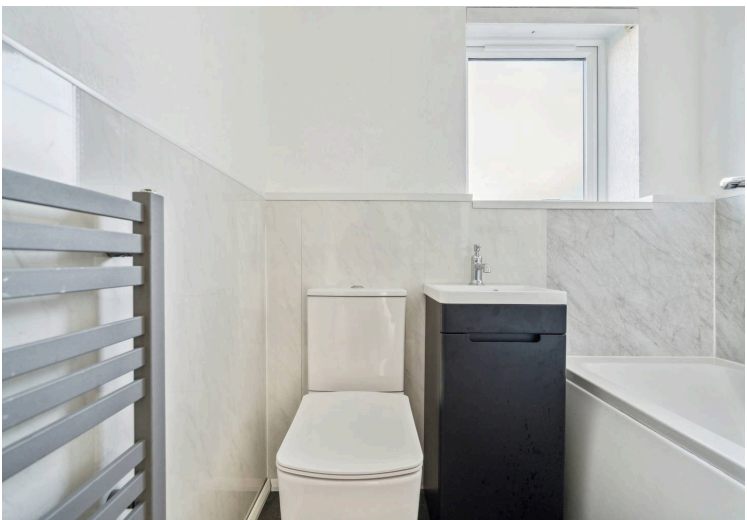


Hall Drive, Harefield, UB9

£475,000 Freehold

NO CHAIN • NEWLY RENOVATED • LIVING/DINING ROOM • KITCHEN • THREE BEDROOMS • FAMILY BATHROOM •
NEWLY INSTALLED DOUBLE GLAZING • REAR GARDEN • GARAGE • DRIVEWAY

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



TREND & THOMAS

We are delighted to present this newly renovated and chain free THREE BEDROOM BUNGALOW, for sale in Harefield. A perfect opportunity for families and those looking to downsize.

The property offers a spacious living/dining room with a feature fireplace, overlooking the rear garden. There is a modern fitted kitchen with a door leading to a utility area and access to the rear garden. There are three good-sized bedrooms and a modern family bathroom.

The rear garden has a patio area and an area of lawn with a path to the side and close boarded fencing to the sides. The garage can be accessed via the driveway with an up and over door to the front.

Situated in a popular residential road, off the Rickmansworth Road and close to the Town Centre with local shopping amenities, schools and bus routes. Junction 17 of the M25 is about ten minutes drive away whilst Rickmansworth, Northwood and Uxbridge Town Centre's and their respective stations are within easy striking distance.

Nearest Station: 2.9 miles – Rickmansworth Station

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area
Ground Floor = 70.6 sq m / 760 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 82.5 sq m / 888 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.