

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Ufford Close, Harrow Weald

£429,000

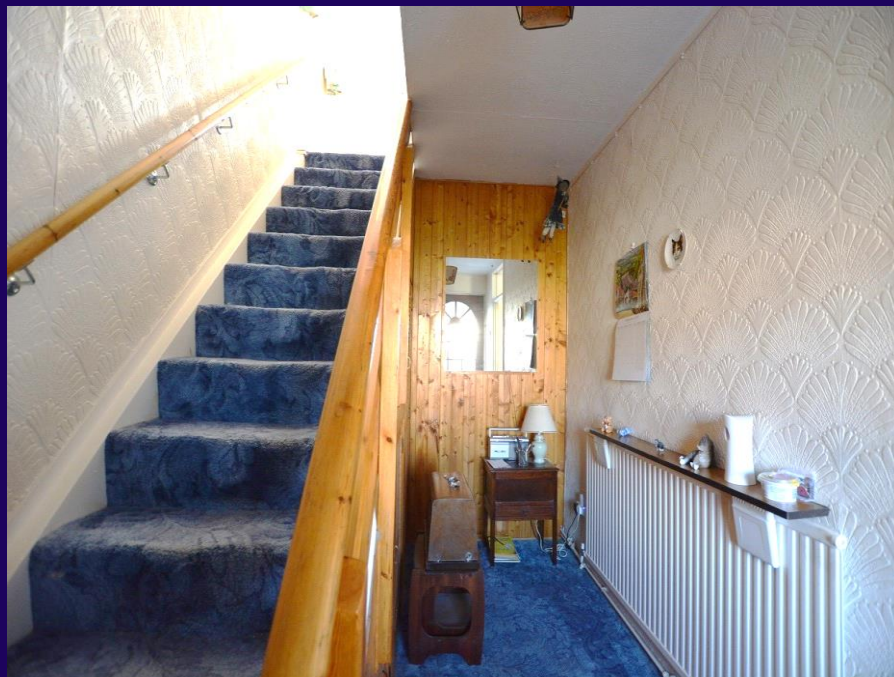


www.robertsonphillips.co.uk



A bright Three Bedroom semi detached "BISF" EX LOCAL AUTHORITY family home situated overlooking an attractive green. This popular Close is within easy reach of local shops, schools, bus routes and station.

Comprising lounge, dining room, small conservatory and kitchen. Upstairs are three bedrooms and shower/wc. Features include secluded garden with pond and parking via own drive.



Porch

Double glazed with sliding door to:
Entrance Hall

Under stairs cupboard.

Lounge 4.16m (13'8") x 3.67m (12'1")

Double glazed window to front, open plan to:

Dining Room 3.12m (10'3") x 2.59m (8'6")

Doorway to Kitchen, sliding door to:
Conservatory

Double glazed windows and doors to garden.

Kitchen 3.08m (10'1") x 2.59m (8'6")

Fitted units with inset sink, built in oven, gas hob, space for fridge freezer. Window to rear, door to;



Covered Area

Vailant wall mounted central heating boiler,
door to front and door to garden.

First Floor

Landing

Obscure double glazed window to side, loft
access.

Bedroom One 3.71m (12'2") x 3.70m (12'2")

Double glazed window to front, fitted sliding
door wardrobes. Built in cupboard.

Bedroom Two 4.15m (13'7") x 2.57m (8'5")

Double glazed window to rear, fitted sliding
door wardrobes and Storage cupboard.

Bedroom Three 2.90m (9'6") max x 2.62m
(8'7")

Double glazed window to front.

Shower Room

Obscure double glazed window to rear. Corner
shower, vanity wash hand basin, wc.

Garden Approx 48' (14.62m)

Storage cupboard. Outside wc, patio area,
lawn, pond and mature shrubs.

Drive

Off street parking.

Council Tax Band: C

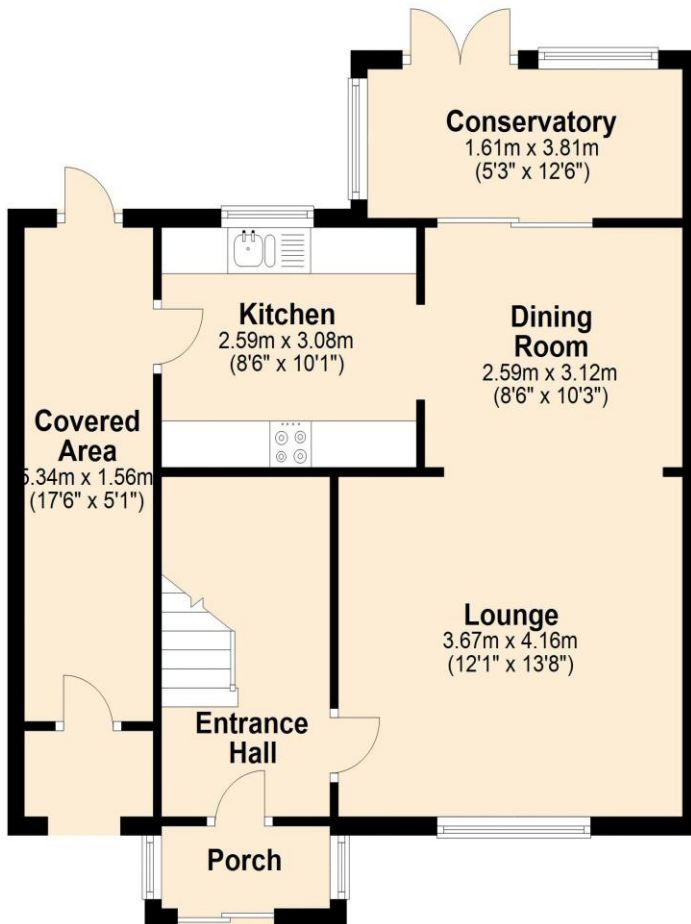


KEY FEATURES:

3 Bedrooms ● 2 Receptions ● Double Glazing ● Conservatory ● Kitchen ●
● Shower room ● Private Garden

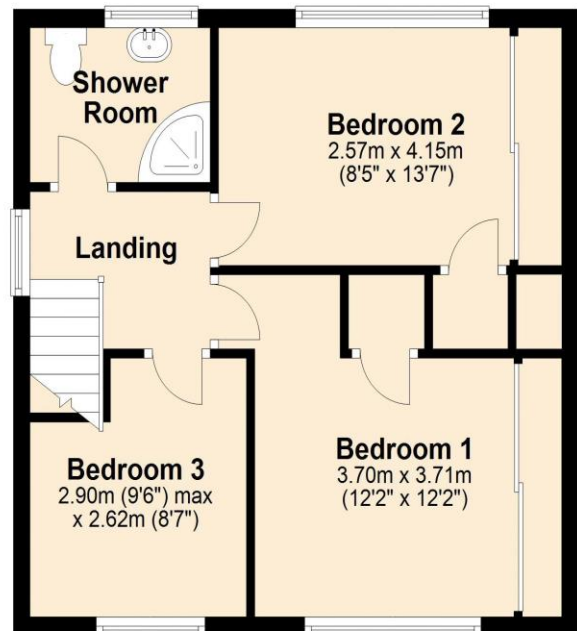
Ground Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 100.0 sq. metres (1076.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.