

Priory Avenue

• Middlesex • UB9 6AP
Guide Price: £700,000



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Located on a desirable corner plot in Harefield, this well presented semi detached home offers bright, spacious accommodation ideal for families or those seeking flexible living space. Inside, the property features a welcoming entrance hall, a comfortable sitting room, separate dining room, and a kitchen/breakfast room, complemented by a conservatory that provides an additional reception area overlooking the garden. Downstairs there is also a useful cloakroom. Upstairs are four well proportioned bedrooms and a family bathroom.

Externally, the home enjoys a large front garden, ample parking to the side, and a good-sized rear garden, perfect for relaxing or entertaining. There is also a garage for additional storage. The property is offered to the market with no onward chain, making for a smooth and attractive purchase opportunity in this popular Harefield location.

Chain free

Semi detached

Four bedrooms

Sitting room

Dining room

Kitchen

Family bathroom

Garden

Garage

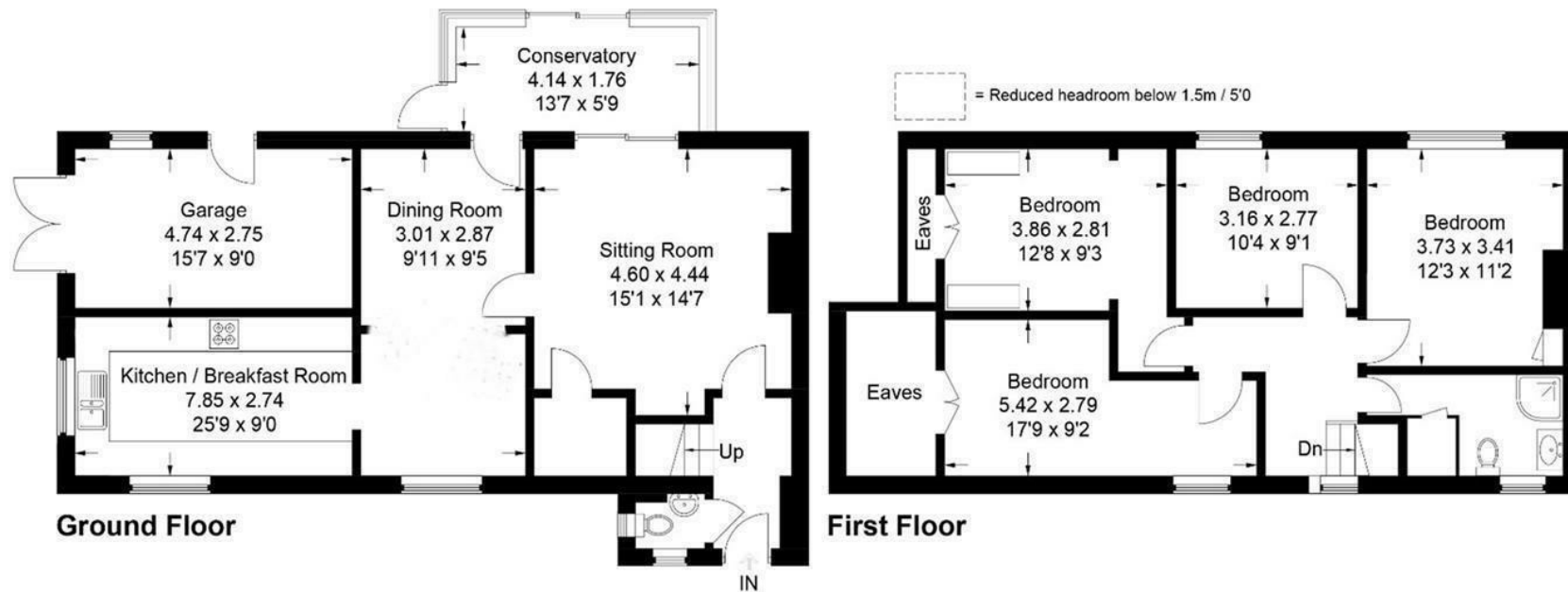
Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Approximate Gross Internal Area
 Ground Floor = 79.80 sq m / 859 sq ft
 First Floor = 59.83 sq m / 644 sq ft
 Total = 139.63 sq m / 1,503 sq ft



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		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.