

# Priory Avenue

• Middlesex • UB9 6AP  
Guide Price: £650,000



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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

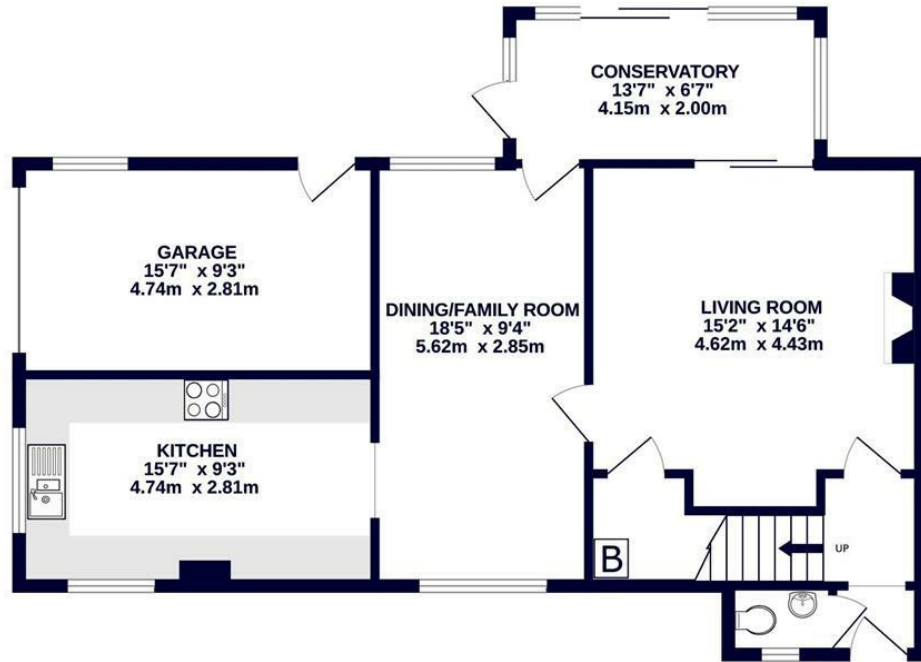
Off street parking

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.

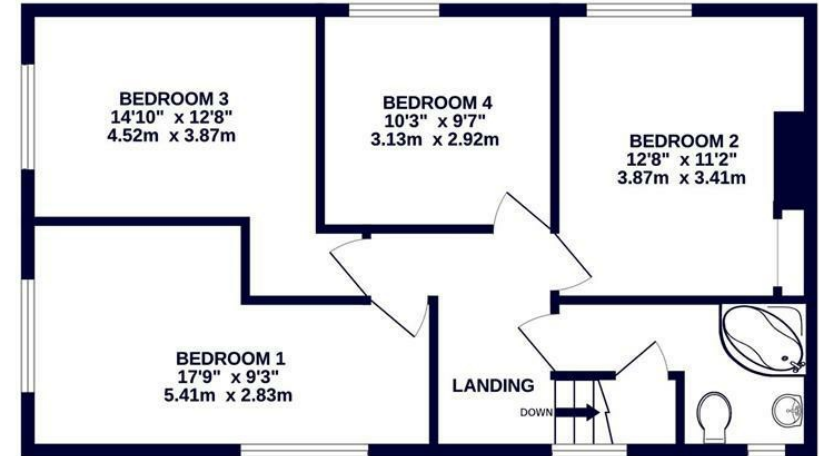




**GROUND FLOOR**  
835 sq.ft. (77.6 sq.m.) approx.



**1ST FLOOR**  
655 sq.ft. (60.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

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.