Ash Grove

HAREFIELD, MIDDLESEX, UB9 6EZ

£315,000

A stunning two double bedroom first floor purpose built maisonette for sale, with wonderful countryside views to the rear and a good sized garden, presented in excellent condition throughout. The property is situated in a popular residential location, close to the centre of Harefield village. Entering via its own private front door, the accommodation comprises of an entrance hallway, living room, kitchen/dining room, two double bedrooms and bathroom. The property also benefits from a larger than average sized garden with brick built storage. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

Private front door with double glazed opaque panel insets and double glazed opaque window to the side of the door. Carpet. Carpeted stairs leading to the first floor.

FIRST FLOOR HALLWAY

Carpet and radiator. Built in storage cupboard. Loft access hatch.

LIVING ROOM

15' 4" max x 12' 8" (4.68m max x 3.87m) Double glazed front aspect windows. Feature fireplace with brick surround. Carpet and radiator. Built in storage cupboard.

KITCHEN / DINING ROOM

11' 8" x 9' 9" (3.55m x 2.97m) Double glazed rear aspect window with wonderful countryside views. Good range of wall and base units. Built in oven and hob with extractor above. One and a half bowl sink and drainer unit. Spaces for fridge, freezer and washing machine. Part tiled walls. Radiator.

BEDROOM ONE

12' 10" x 12' 2" (3.91m x 3.70m) Double glazed front aspect window. Carpet and radiator. Fitted wardrobes. Built in storage cupboard.

BEDROOM TWO

9' 10" x 9' 3" (2.99m x 2.81m) Double glazed rear aspect window, again with those great views. Carpet and radiator. Fitted wardrobes and units.
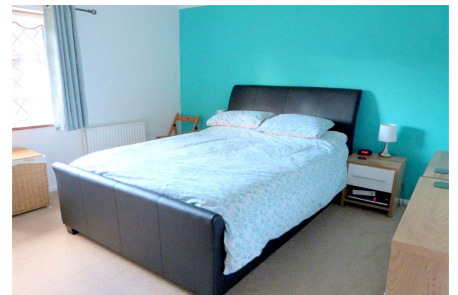
BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with power shower above. Vanity hand wash basin and low level WC. Tiled flooring and part tiled walls. Radiator.

GARDEN

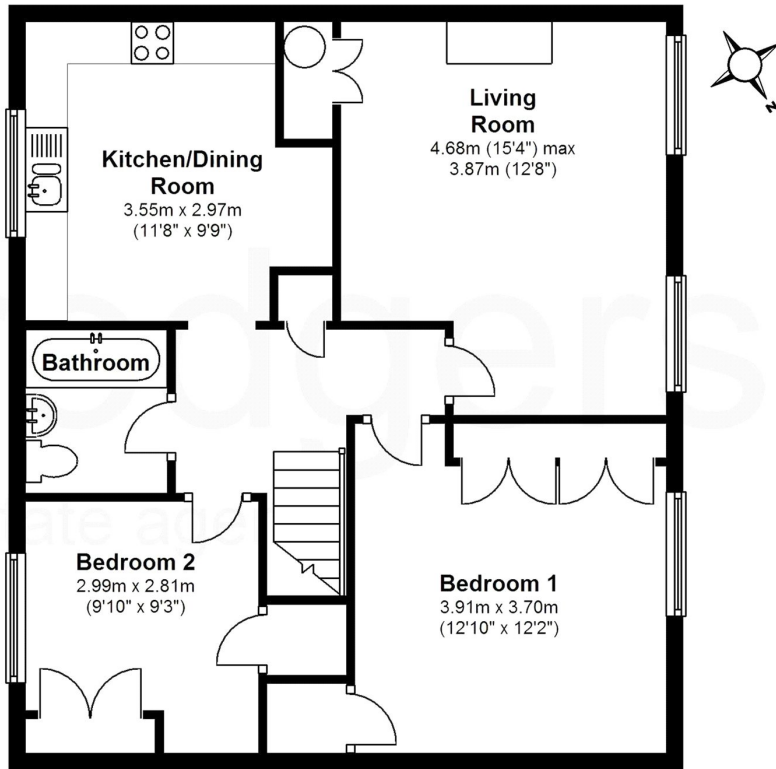Good sized garden with paved patio and lawn areas together with mature borders, plants, shrubs and trees.

BRICK BUILT STORAGE

Outside brick built storage.

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Approx. Gross Internal Area 66 sq. Metres (709 sq. feet)

Kitchen/Dining Room
3.55m x 2.97m
(11'8" x 9'9")

Living Room
4.68m (15'4") max
3.87m (12'8")

Bathroom

Bedroom 2
2.99m x 2.81m
(9'10" x 9'3")

Bedroom 1
3.91m x 3.70m
(12'10" x 12'2")

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) **A**		
(81 to 91) **B**		
(69 to 80) **C**		71
(55 to 68) **D**	67	
(39 to 54) **E**		
(21 to 38) **F**		
(1 to 20) **G**		
Not energy efficient - higher running costs		

England, Wales & N.Ireland   EU Directive 2002/91/EC

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersestates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersestates.com

For further information or an appointment to view please call: **Harefield** 01895 823333 **Market Place** 01753 888845