



**Chapel Row**  
HAREFIELD, UB9 6JZ





## £1,200.00 Per month

A bright and spacious two bedroom ground floor maisonette, in excellent condition throughout, situated very close to the centre of Harefield and within walking distance of Harefield Hospital, in a quiet cul-de-sac position. Accommodation comprises entrance hall, front aspect living room with bay window, large kitchen/breakfast room with views over the generous rear garden and with utility room off, two double bedrooms (both with built-in wardrobes) and a bathroom. Viewings are highly recommended and the property is available to rent, unfurnished, mid April 2021. Please contact the Harefield Office on 01895 823333 to arrange a viewing.

### ENTRANCE HALL

Front door with double glazed inset. Coved ceiling. Tiled floor. Radiator. Doors to living room, kitchen, both bedrooms and bathroom. Cupboard housing the meters.

### LIVING ROOM

14' 4" x 11' 9" (4.37m x 3.58m) Front aspect double glazed bay window. Wood effect floor. Coved ceiling. TV point. Airing cupboard with slatted shelving.

### KITCHEN

11' 9" x 9' 10" (3.58m x 3.00m) Wood effect floor. Fitted with modern kitchen units (some of which are glazed) at base and eye level with work surfaces incorporating one and a half stainless steel bowl sink with mixer tap and drainer unit. Double glazed rear aspect window. Glazed door to utility room. Radiator. Space for table and chairs. Space for dishwasher. Four ring gas cooker with concealed extractor fan. Coved ceiling.

### UTILITY ROOM

14' 10" x 5' 1" (4.52m x 1.55m) Dual aspect with double glazed rear and side aspect windows. Tiled floor. Washing machine and fridge. Space for freezer. Double glazed patio door to garden.

### BEDROOM 1

12' 11" x 9' 4" (3.94m x 2.84m) Fully carpeted double bedroom with double glazed front aspect window. Radiator. Fitted with a range of floor-to-ceiling wardrobes incorporating dressing table. Coved ceiling.

### BEDROOM 2

11' 6" x 9' (3.51m x 2.74m) Wood effect floor. Double glazed rear aspect window. Coved ceiling. Radiator. Built-in wardrobes.



## BATHROOM

Panel enclosed bath with stainless steel mixer tap and shower above. Wash hand basin with stainless steel taps and storage below. WC with vanity unit above. Radiator. Wood effect floor. Fully tiled walls. Coved ceiling. Double glazed rear aspect window.

## FRONT GARDEN

Mainly laid to lawn with gated pedestrian access to on-street parking area and rear garden. Stone pathway leading to front door and side aspect. Mature hedge boundaries.

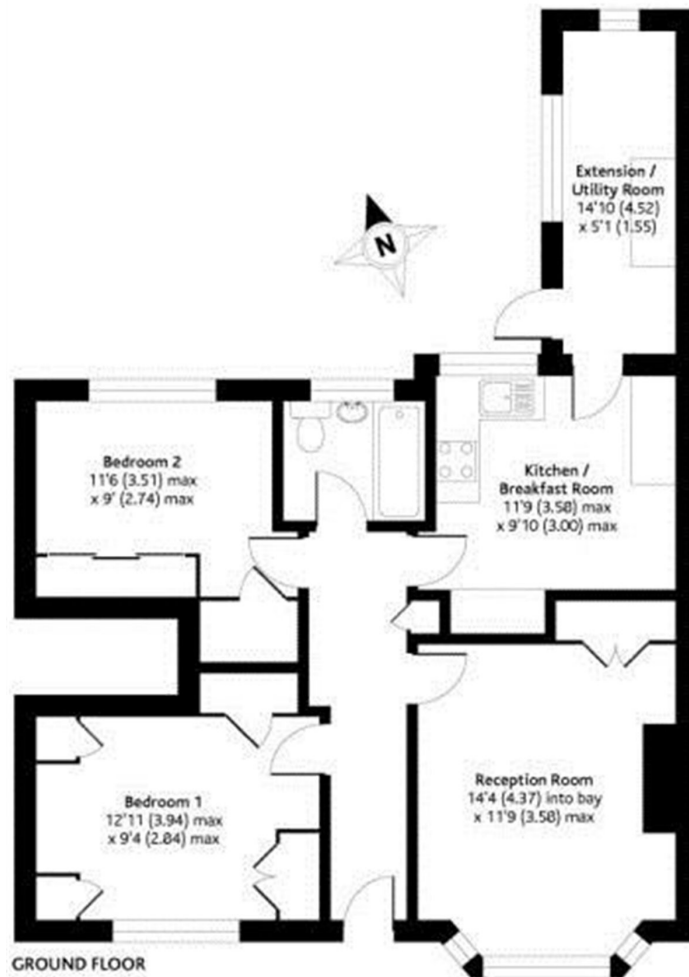
## REAR GARDEN

'L' shaped and mainly laid to lawn with pedestrian gate to side aspect and front garden. Fenced borders. Wooden storage shed.



# Chapel Row, Harefield, Uxbridge, Middlesex, UB9 6JZ

APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT 70.9 SQ METRES



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>75</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	<b>54</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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