



**Rickmansworth Road**  
HAREFIELD, MIDDLESEX, UB9 6JX



**£269,500**

A superb opportunity to purchase this unique one double bedroom bungalow, presented in excellent condition throughout, conveniently situated just moments walk to the centre of Harefield village. The property is adjoining a select development of just six flats, set in well maintained communal grounds. The accommodation comprises of an entrance hallway, stunning modern fitted kitchen with granite worksurfaces, lounge/dining room, spacious double bedroom with fitted wardrobes and modern shower room. The bungalow also benefits from double glazing and private allocated parking. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### **ENTRANCE HALLWAY**

Front door with double glazed opaque panels. Tiled flooring. Modern wall mounted heater. Coved ceiling. Loft access hatch. Door to a built in storage cupboard. Doors leading to all rooms.

### **STORAGE CUPBOARD**

Built in storage cupboard with space for washing machine and shelving above.

### **MODERN FITTED KITCHEN**

9' x 5' 9" (2.74m x 1.75m) Double glazed front aspect window. Range of wall and base units with granite worksurfaces. Built in Hotpoint oven with AEG induction hob and AEG extractor above. Built in fridge/freezer. Stainless steel sink unit. Tiled flooring and part tiled walls. Ceiling spotlights.

### **LOUNGE / DINING ROOM**

15' 5" x 10' 10" (4.71m x 3.30m) Double glazed rear aspect window and double glazed rear aspect doors leading to the communal garden. Carpet. Modern wall mounted heater. Ornate ceiling coving.

### **DOUBLE BEDROOM**

15' 4" x 9' 1" (4.67m x 2.78m) Double glazed rear aspect window. Carpet. Fitted wardrobes. Coved ceiling.

## MODERN SHOWER ROOM

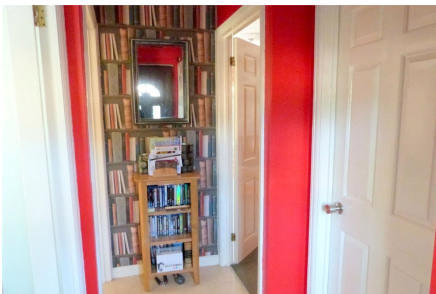
Double glazed front aspect opaque window. Shower cubicle with glazed sliding doors. Vanity hand wash basin and low level WC. Tiled flooring and part tiled walls. Heated chrome towel rail. Extractor. Ceiling coving.

## COMMUNAL GROUNDS

Well maintained communal garden to the rear of the property with plants, shrubs and trees.

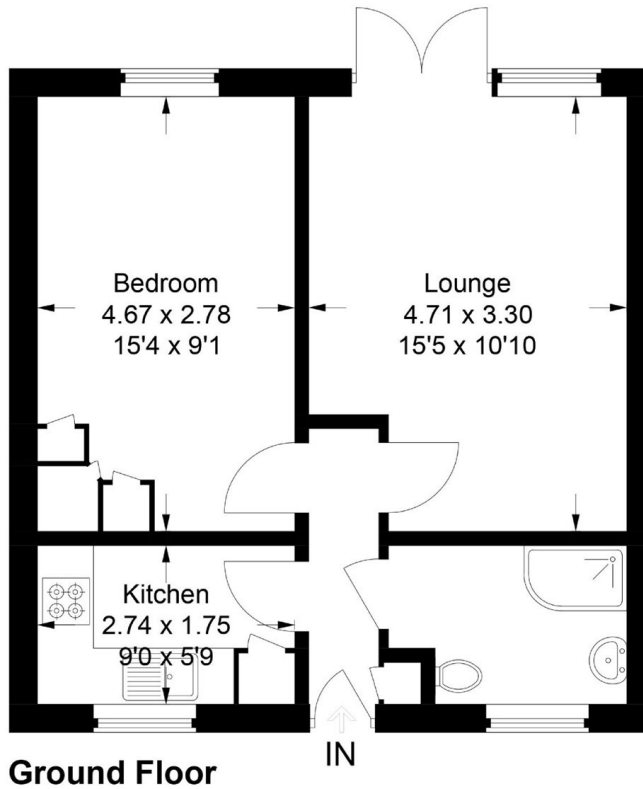
## PARKING

The bungalow also benefits from allocated parking to the rear of the property.



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Approximate Gross Internal Area  
Ground Floor = 41.3 sq m / 444 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	57	
(39 to 54) <b>E</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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