



Rickmansworth Road
HAREFIELD, MIDDLESEX, UB9 6JX



£1,500.00 Per month

AVAILABLE IMMEDIATELY WITH SHARERS WELCOME! An extremely spacious three bedroom first (top) floor apartment set in extensive communal grounds. The property is located just a short walk to the centre of Harefield village with its shops, amenities and schools and is ideally placed for the world renowned Harefield Hospital which is just across the road. The accommodation comprises a welcoming entrance hall with a spacious living/dining room, a modern kitchen, a bathroom with shower over bath, separate WC and the three bedrooms. The spacious layout, with living/dining room and three bedrooms is extremely flexible and could be used in many different configurations. Available immediately unfurnished. Contact the Harefield Office on 01895 823333 to arrange a viewing.

ENTRANCE

Entrance is via a wooden front door leading into Entrance Hall.

ENTRANCE HALL

Two large built in storage cupboards. Wall mounted entry phone. Smoke alarm. Fully carpeted. Radiator.

LOUNGE / DINING ROOM

5.16m x 3.17m (16' 11" x 10' 5") Double aspect windows overlooking the side and rear of the property. Fully carpeted. Radiator.

KITCHEN

3.58m x 3.00m (11' 9" x 9' 10") Double aspect sealed unit windows overlooking the side and rear of the property. Fitted with a range of base and eye level units. Good expanse of roll edge work surfaces inset with stainless steel drainer sink with chrome mixer tap. Also inset with a four ring gas hob with extractor hood above and Zanussi electric oven below. Washing machine. Space for full height fridge/freezer. Wall mounted combination boiler. Tiled splash backs. Quality tiled flooring.

BEDROOM ONE

3.99m x 3.17m (13' 1" x 10' 5") Sealed unit window overlooking the front of the property. Fully carpeted. Radiator.

BEDROOM TWO

3.30m x 3.02m (10' 10" x 9' 11") Sealed unit window overlooking the front of the property. Fully carpeted. Radiator.

BEDROOM THREE

3.15m x 2.44m (10' 4" x 8') Sealed unit windows overlooking the side of the property. Fully carpeted. Radiator. Built in storage cupboard.

BATHROOM

Opaque sealed unit window. Fitted with a white suite comprising panel enclosed bath with chrome mixer tap, plumbed shower with glazed shower screen and pedestal mounted wash hand basin with chrome mixer tap. Heated towel rail. Quality tiled flooring.

SEPARATE WC

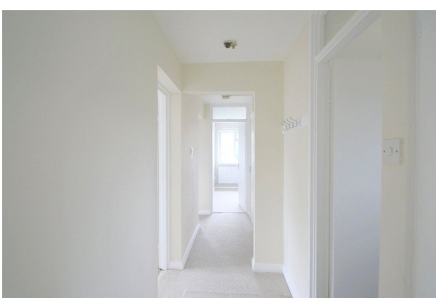
Opaque sealed unit window. Low level twin flush WC. Demi wash hand basin with chrome mixer tap and tiled splash back. Quality tiled flooring.

TO THE FRONT OF THE PROPERTY

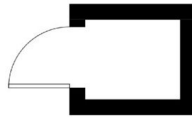
Unallocated off street parking available. Hedged surrounds.

TO THE REAR OF THE PROPERTY

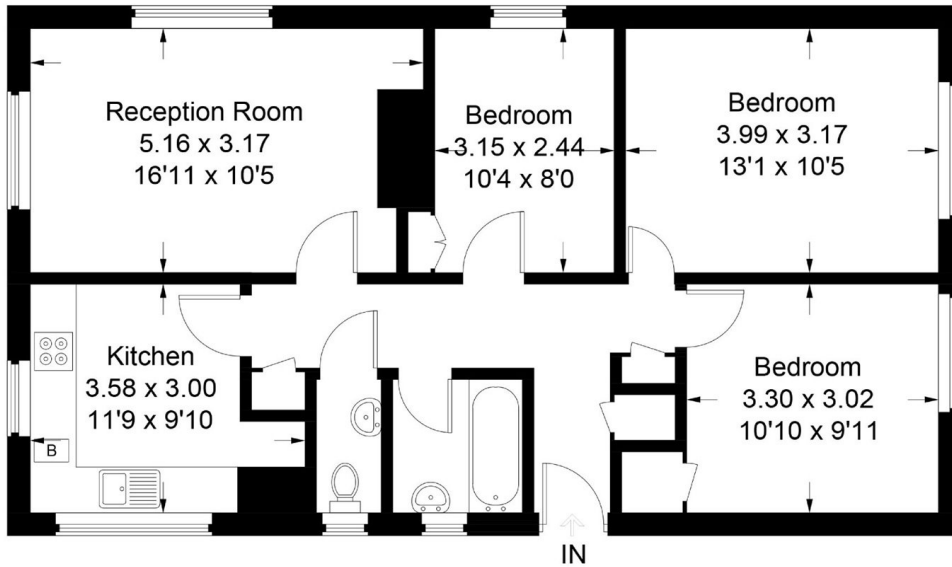
Extensive communal gardens laid to lawn. Brick built shed.



Approximate Gross Internal Area
 Ground Floor = 75.7 sq m / 814 sq ft
 Storage = 1.3 sq m / 14 sq ft
 Total = 77 sq m / 828 sq ft



Storage
 (Not Shown In Actual
 Location / Orientation)



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) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	65	68
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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