



Sedley Grove

HAREFIELD, MIDDLESEX, UB9 6JD



£325,000

CALLING ALL FIRST TIME BUYERS OR INVESTORS! A superb two double bedroom end of terrace house, located in a popular residential area within walking distance to the centre of Harefield village. The accommodation comprises of an entrance porch, lounge/reception room, kitchen, two double bedrooms and bathroom. The house also benefits from double glazing and gas central heating. Outside there is a secluded rear garden with lawn and paved patio areas together with allocated parking. The property is being sold with NO ONWARD CHAIN, please call the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE PORCH

Front door with double glazed opaque panel. Wooden flooring.

LOUNGE/RECEPTION ROOM

17' x 11' 9" (5.18m x 3.58m) Double glazed front aspect window. Wooden flooring. Radiator. Carpeted stairs to the first floor. Door to the kitchen.

KITCHEN

11' 9" x 7' 7" (3.58m x 2.31m) Double glazed rear aspect window and door with double glazed opaque panel leading to the rear garden. Range of wall and base units. Built in oven and gas hob. One and a half bowl stainless steel sink and drainer unit. Spaces for washing machine and dishwasher. Tiled flooring and part tiled walls. Wall mounted boiler.

FIRST FLOOR HALLWAY

Carpeted. Loft access hatch. Doors to both bedrooms and bathroom.

BEDROOM ONE

11' 9" x 7' 11" (3.58m x 2.41m) Double glazed front aspect window. Carpet and radiator.

BEDROOM TWO

11' 9" x 7' 7" (3.58m x 2.31m) Double glazed rear aspect window. Carpet and radiator.

BATHROOM

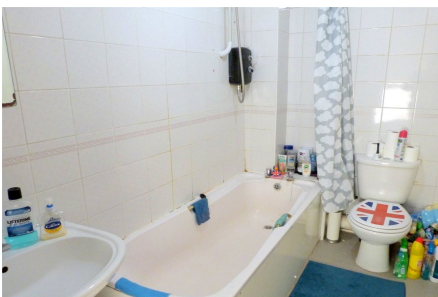
Panel enclosed bath with power shower above. Pedestal hand wash basin. Tiled flooring and part tiled walls.

REAR GARDEN

Secluded rear garden with paved patio and lawn areas. Garden shed.

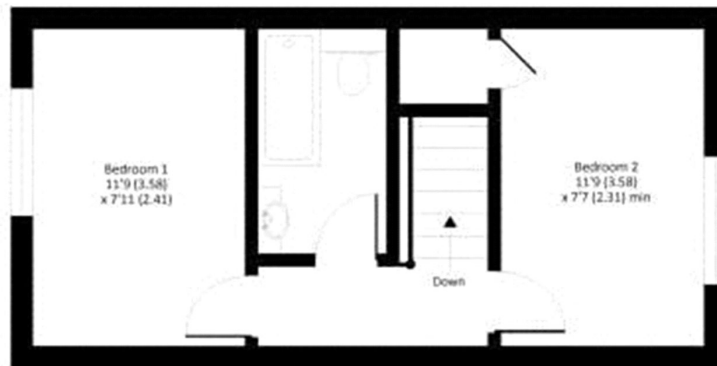
OUTSIDE

Small lawn area to the front and allocated parking.

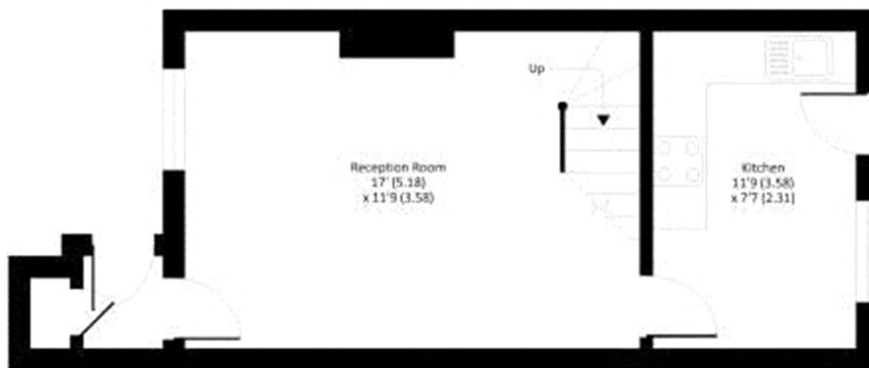


Approximate Gross Internal Area

58.1 sq m / 626 sq ft

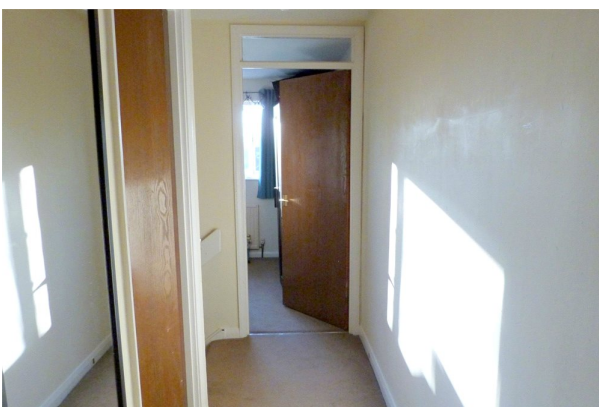


FIRST FLOOR



GROUND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale.




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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	69	
(55 to 68) D		
(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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