



Sullivan Crescent

HAREFIELD, MIDDLESEX, UB9 6NL



£310,000

A delightful two double bedroom first floor purpose built maisonette for sale with a good sized rear garden, conveniently situated in a popular residential location, close to the centre of Harefield village. The accommodation comprises of an entrance hallway, lounge/sitting room, modern fitted kitchen, two double bedrooms and bathroom. The property also benefits from its own private front door, front garden, good sized rear garden and outside brick built storage. The maisonette is just a short walk to the bustling high street with its shops and amenities. 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

Wooden front door leading to the hallway. Double glazed side aspect opaque window. Carpet. Ceiling spotlight. Carpeted stairs with handrail leading to the first floor.

FIRST FLOOR HALLWAY

Carpet and radiator. Two built in storage cupboards. Ceiling spotlights. Loft access hatch.

LOUNGE / SITTING ROOM

16' 7" x 10' 5" (5.06m x 3.18m) Double glazed front aspect window and double glazed side aspect window. Covered fireplace with stone surround and hearth with a further wooden surround and mantle. Wooden flooring. Two radiators. Ceiling spotlights.

KITCHEN

10' 11" x 9' 9" (3.32m x 2.96m) Double glazed rear aspect window and double glazed side aspect window. Good range of wall and base units. Built in oven and gas hob above. Built in fridge/freezer. One and a half bowl stainless steel sink and drainer unit. Spaces for washing machine and dryer. Radiator. Part tiled walls. Ceiling spotlights. Open built in cupboard housing the boiler.

BEDROOM ONE

13' x 10' (3.97m x 3.05m) Double glazed front aspect window. Carpet and radiator. Ceiling spotlights. Open built in storage cupboard.

BEDROOM TWO

10' 2" x 10' (3.11m x 3.04m) Double glazed rear aspect window. Carpet and radiator. Built in storage cupboard.

BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment. Pedestal hand wash basin and low level WC. Tiled walls and flooring. Radiator. Ceiling spotlights.

FRONT GARDEN

Mainly paved and slate front garden with a pathway leading to the front door and rear garden.

REAR GARDEN

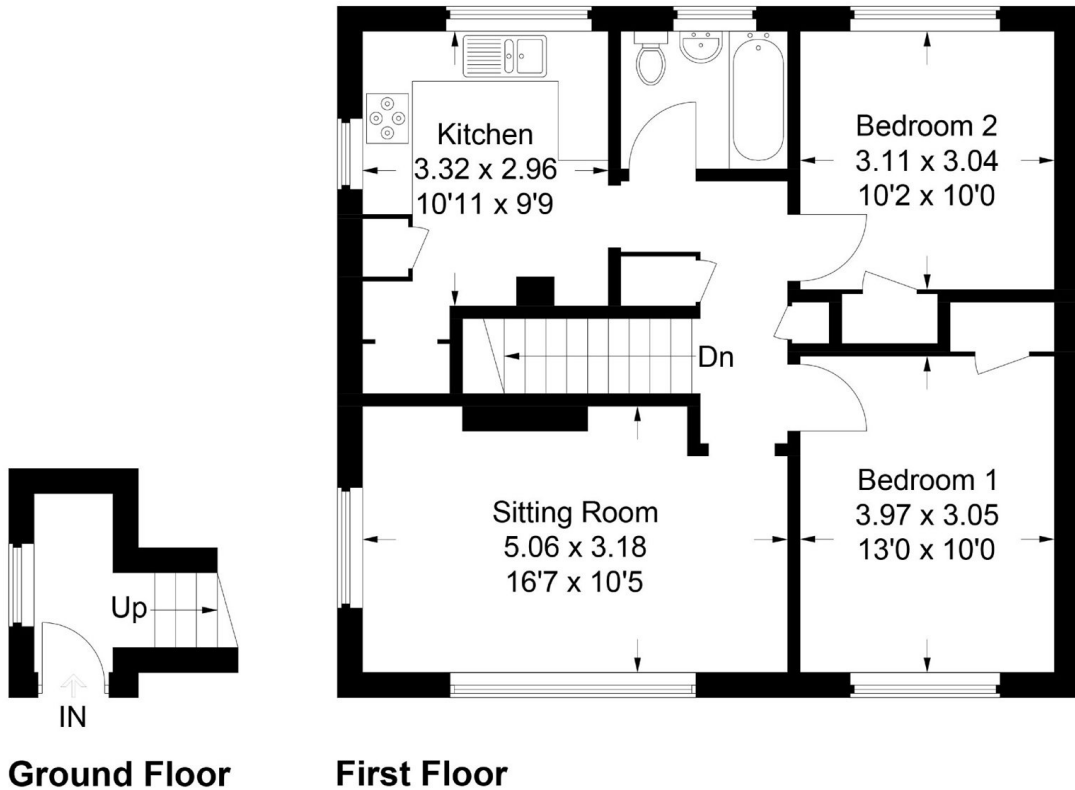
Good sized rear garden, mainly lawn with mature borders and plants.
Good sized wooden shed.

BRICK BUILT STORAGE

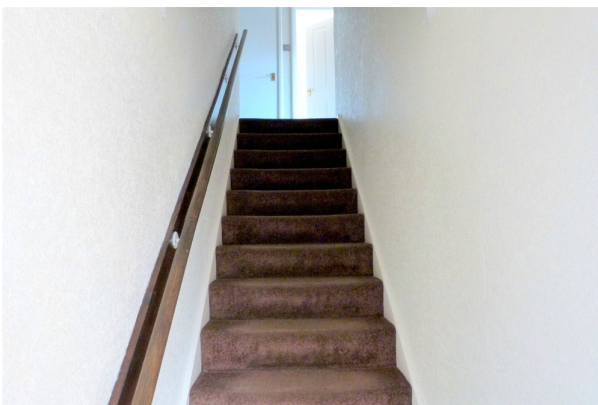
The property also benefits from outside brick built storage.



Approximate Gross Internal Area
 Ground Floor = 3.4 sq m / 36 sq ft
 First Floor = 63.9 sq m / 688 sq ft
 Total = 67.3 sq m / 724 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)	A		
(81 to 91)	B		
(69 to 80)	C	77	77
(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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