



**Peerless Drive**  
HAREFIELD, MIDDLESEX, UB9 6JQ



**£279,950**

A superb two double bedroom split level maisonette for sale, situated in a popular residential location in Harefield village, close to the canal and lakes. On entering the property via its own private front door on the ground floor, stairs lead to the first floor and a spacious living/dining room, modern kitchen and bathroom with the second floor boasting two double bedrooms. The property also benefits from a private garden, further communal garden, a long lease and allocated parking. The maisonette is also conveniently located for access to Denham Chiltern Line Station with its fast trains into London. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### **ENTRANCE HALL**

Front door with glazed panel insets. Wooden flooring. Carpeted stairs with handrail leading to the first floor.

### **FIRST FLOOR HALLWAY**

Front aspect window with double glazed panels. Carpet. Carpeted stairs leading to the second floor. Airing cupboard housing the water cylinder. Doors to the living/dining room and bathroom. Open to the kitchen.

### **LIVING / DINING ROOM**

14' 8" x 13' 7" (4.5m x 4.2m) Rear aspect windows with double glazed panels. Carpet.

### **KITCHEN**

7' 10" x 7' 6" (2.4m x 2.3m) Front aspect window with double glazed panels. Range of wall and base units. Stainless steel sink unit. Space for oven with stainless steel extractor above. Spaces for fridge/freezer and washing machine.

### **BATHROOM**

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

### **SECOND FLOOR LANDING**

Carpet. Doors to both bedrooms.

### **BEDROOM ONE**

13' 7" x 9' 9" (4.2m x 3.0m) Rear aspect window with double glazed panels. Wooden flooring.

### **BEDROOM TWO**

11' 6" x 10' 8" (3.5m x 3.2m) Front aspect window with double glazed panels. Wooden flooring. Loft access hatch.

## PRIVATE GARDEN

Private garden with pathway leading to the front door. Wooden shed.

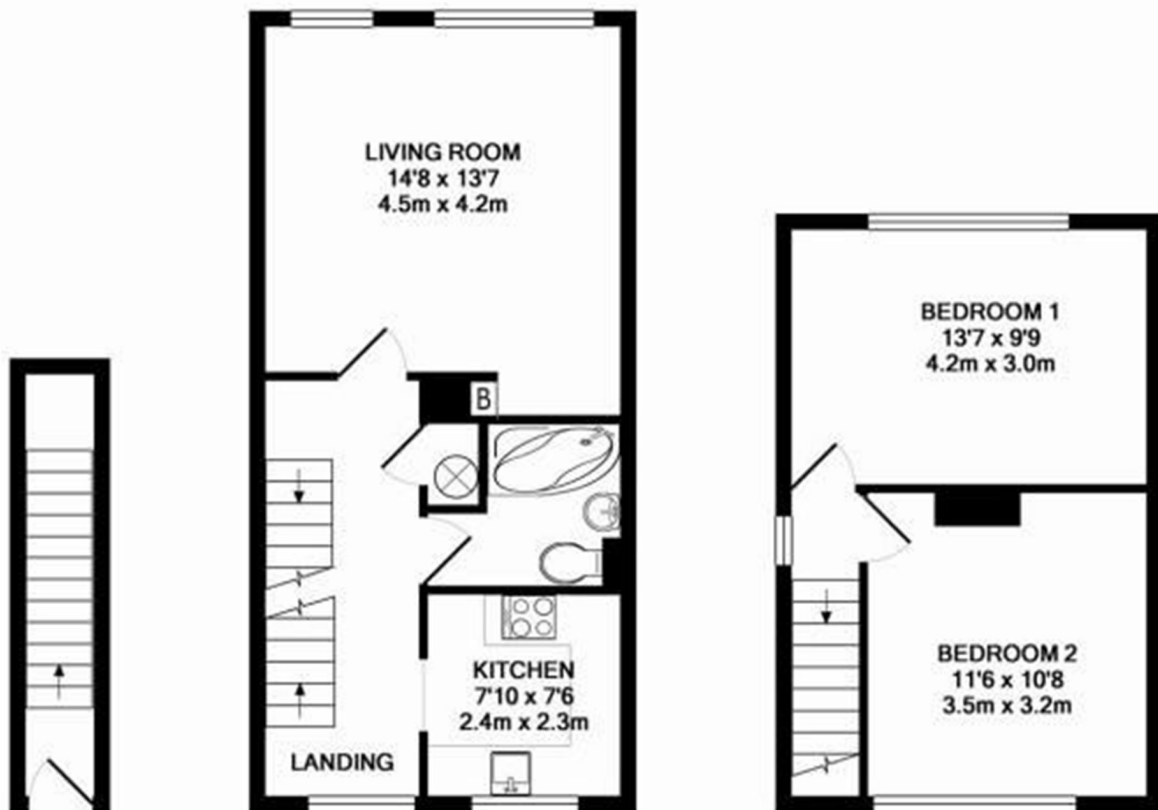
## COMMUNAL GARDEN

Further communal garden shared by residents.

## ALLOCATED PARKING

The property also benefits from allocated parking.





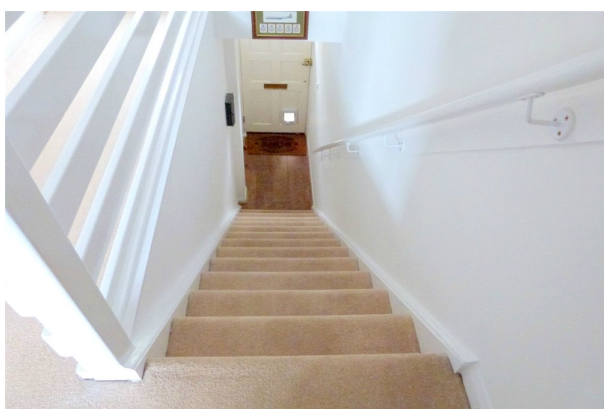
GROUND FLOOR  
APPROX. FLOOR  
AREA 49 SQ.FT.  
(4.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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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>	73	78
(55 to 68) <b>D</b>		
(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	

30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

csp@rodgersstates.com

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

harefield@rodgersstates.com