



## Breakspear Mews

BREAKSPEAR ROAD NORTH, HAREFIELD,  
MIDDLESEX, UB9 6NU



**£269,950**

A delightful one bedroom freehold terraced house for sale, situated in a semi-rural location surrounded by countryside on the outskirts of Harefield village. The property offers the epitome of open plan living on the ground floor with a feature ornate spiral staircase leading to the good sized double bedroom and bathroom on the first floor. The accommodation comprises of a spacious sitting/dining room open plan to the kitchen, double bedroom and bathroom. The property also benefits from scenic countryside views from the front bedroom window and an allocated covered parking space with loft style storage above. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### **ENTRANCE**

Front door with double glazed opaque panel leading to the spacious sitting / dining room.

### **SITTING / DINING ROOM / KITCHEN**

21' 1" x 14' 6" (6.43m x 4.42m)  
Stunning open plan sitting / dining room / kitchen area.

### **SITTING / DINING ROOM AREA**

Front aspect window with double glazed panels. Wooden flooring. Three radiators. Ceiling spotlights. Feature ornate metal spiral staircase leading to the first floor. Open plan to the kitchen area.

### **KITCHEN AREA**

Front aspect window with double glazed panels. Good range of wall and base units. Built in oven and gas hob with stainless steel extractor above. Built in fridge/freezer. One and a half bowl stainless steel sink and drainer unit. Wooden flooring. Part tiled walls. Ceiling spotlights. Wall mounted boiler.

## DOUBLE BEDROOM

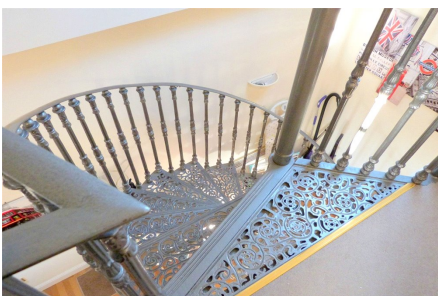
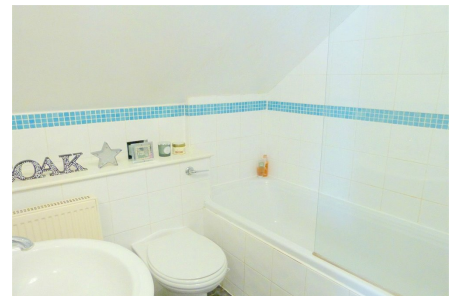
18' 3" x 12' 10" (5.56m x 3.91m)  
Front aspect window with double glazed panels offering scenic countryside views. Ceiling skylight window above the spiral staircase. Carpet and radiator. Ceiling spotlights. Built in storage cupboards/wardrobes. Eaves storage. Door to the bathroom.

## BATHROOM

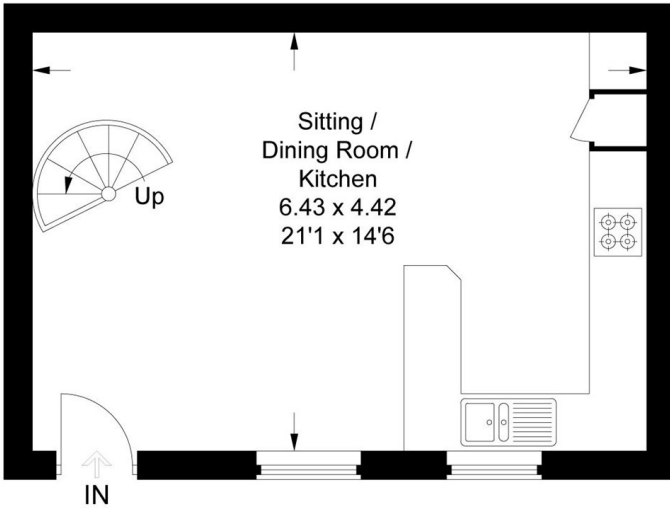
Bath with shower attachment and glazed shower screen. Pedestal hand wash basin and low level WC. Fully tiled walls. Extractor.

## ALLOCATED PARKING

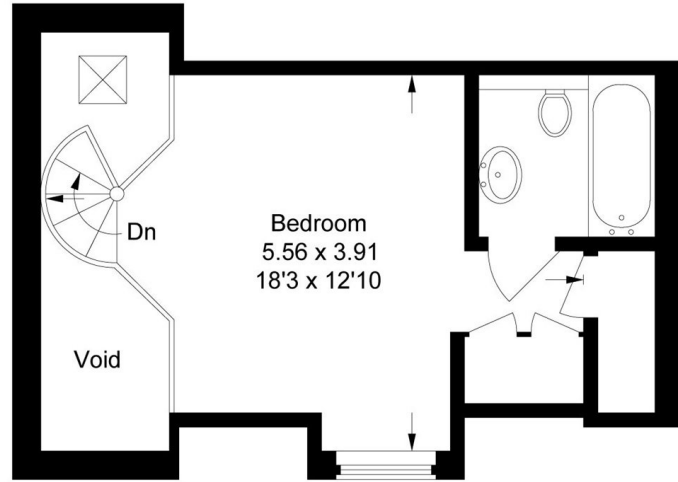
The house also benefits from an allocated covered parking space with loft style storage above.



Approximate Gross Internal Area  
(Excluding Void)  
Ground Floor = 28.5 sq m / 307 sq ft  
First Floor = 19.8 sq m / 213 sq ft  
Total = 48.3 sq m / 520 sq ft



Ground Floor



First Floor

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.

© CJ Property Marketing Ltd Produced for Rodgers Estate Agents

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

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) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		78
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>	24	
(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