



Sedley Grove

HAREFIELD, MIDDLESEX, UB9 6JD



£249,000

Rodgers Estate Agents are delighted to offer for sale this superb one double bedroom freehold house, ideal for first time buyers, situated in a popular residential location in Harefield village. The ground floor accommodation comprises of an entrance hallway, lounge/reception room and kitchen with the first floor boasting a double bedroom and modern bathroom. The house also benefits from a garden to the front and side of the property and allocated parking. The property is within walking distance to the centre of the village with it's shops, schools and amenities. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Front door with double glazed ornate panel leading to the hallway. Wooden flooring. Radiator. Carpeted stairs with handrail leading to the first floor. Opening to the lounge/reception room.

LOUNGE / RECEPTION ROOM

11' x 9' 9" (3.36m x 2.98m)
Double glazed front aspect bay window and double glazed side aspect window. Wooden flooring. Radiator. Opening to the kitchen.

KITCHEN

13' x 5' 3" (3.97m x 1.60m)
Double glazed front aspect window. Range of wall and base units. Built in oven and gas hob. Stainless steel sink and drainer unit. Spaces for fridge/freezer, washing machine and slimline dishwasher. Wooden flooring. Part tiled walls. Wall mounted boiler and thermostat. Under stairs storage cupboard.

FIRST FLOOR HALLWAY

Carpet. Loft access hatch. Doors to the bedroom and bathroom.

BEDROOM

12' 10" x 9' 7" (3.90m x 2.91m)
Double glazed front and side aspect windows. Carpet and radiator. Built in airing cupboard housing the water cylinder.

MODERN BATHROOM

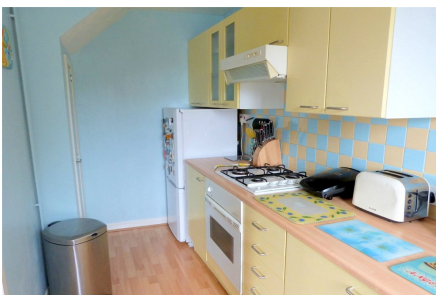
Double glazed front aspect opaque window. Panel enclosed bath with shower above and glazed shower screen. Vanity hand wash basin and low level WC. Tiled walls and flooring. Heated towel rail.

GARDEN

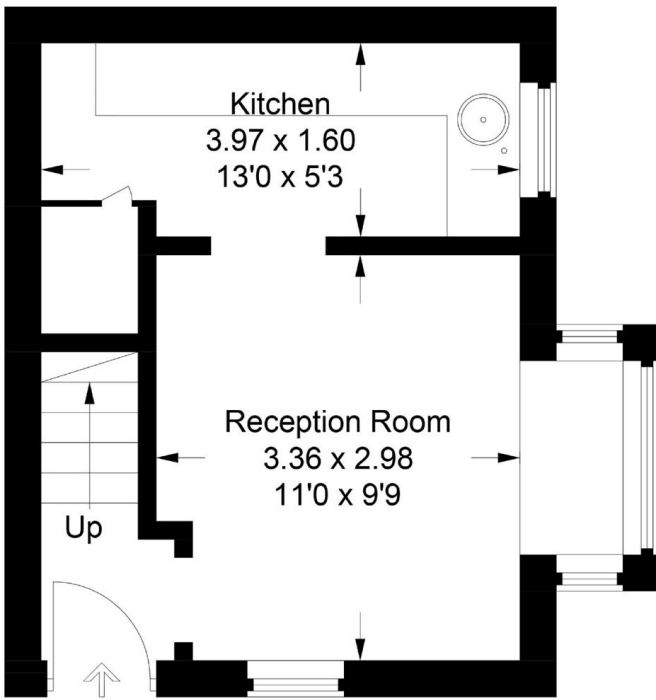
The house benefits from a garden to the front and side of the property, mainly lawn with plants and shrubs. Wooden shed.

PARKING

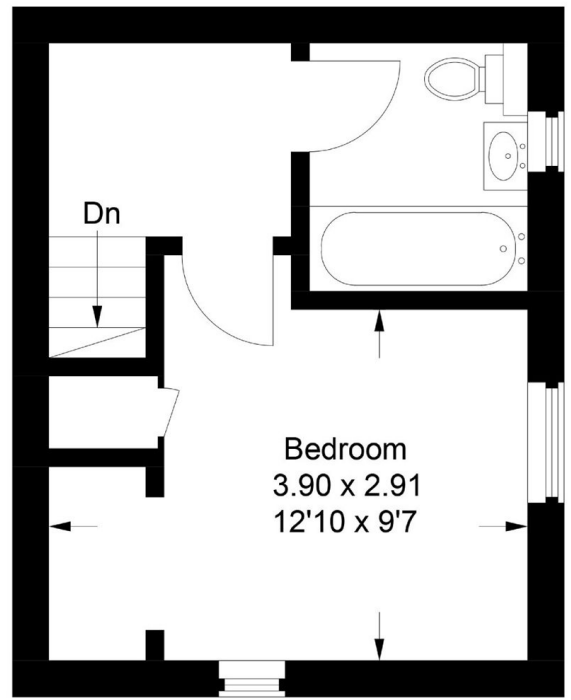
The property also benefits from allocated parking.



Approximate Gross Internal Area
 Ground Floor = 20.3 sq m / 218 sq ft
 First Floor = 20.1 sq m / 216 sq ft
 Total = 40.4 sq m / 434 sq ft

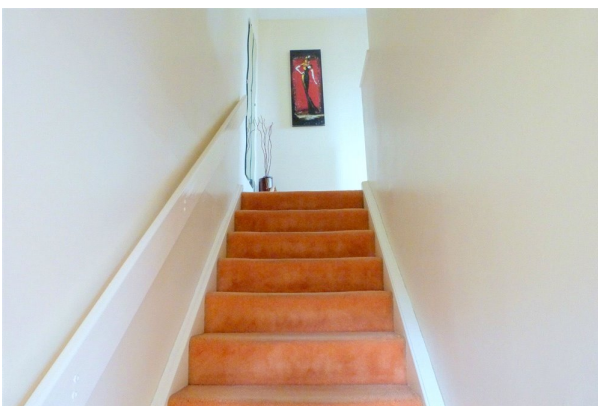


Ground Floor



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.
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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		87
(69 to 80) C		
(55 to 68) D	65	
(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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