



Peerless Drive
HAREFIELD, UB9 6JF



£210,000

OPEN TO OFFERS Rodgers Estate Agents are delighted to offer for sale this one double bedroom first floor purpose built flat with NO ONWARD CHAIN and a LONG LEASE, situated in a popular residential location in Harefield village. The flat is conveniently located for fast trains into LONDON, being under a mile to Denham Chiltern Line Station together with access to the A40/M40 and M25 and is ideal for first time buyers or investors. The accommodation comprises of an entrance hallway, lounge/reception room, kitchen, double bedroom and bathroom. The property also benefits from allocated parking and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Wooden front door leading to the hallway. Carpet and radiator. Doors leading to all rooms. Built in storage cupboard.

LOUNGE / RECEPTION ROOM

14' 4" x 11' 8" (4.40m x 3.60m) Front aspect window with double glazed panels. Carpet and radiator.

KITCHEN

8' 4" x 7' 6" (2.50m x 2.30m) Side aspect window with double glazed panels. Range of wall and base units. Fitted cooker. Fridge/freezer. One and a half bowl stainless steel sink and drainer unit. Space for washing machine. Part tiled walls. Wall mounted boiler.

BEDROOM

11' x 10' (3.40m x 3.00m) Double glazed rear aspect window. Carpet and radiator.

BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with power shower above. Pedestal hand wash basin with tiled splash back. Low level WC. Wooden flooring. Radiator. Part tiled walls.

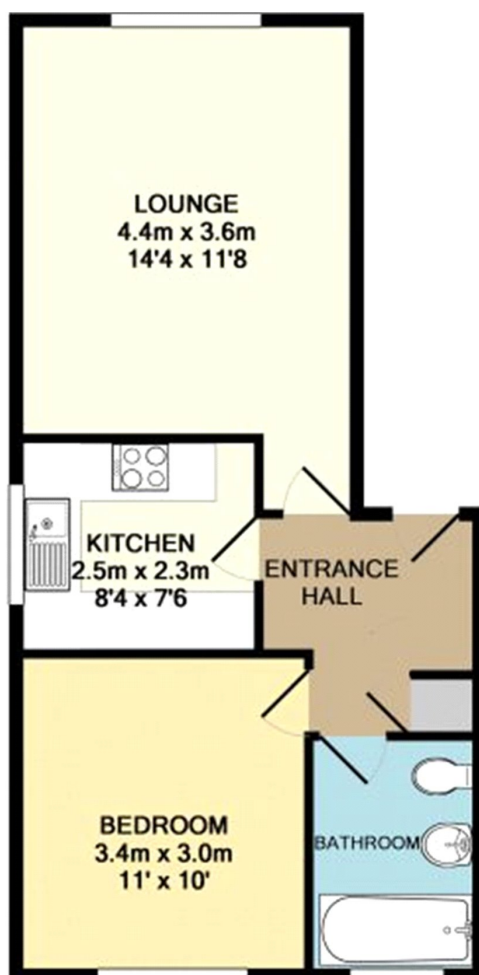
COMMUNAL GARDEN

The property benefits from well maintained communal garden areas.

PARKING

The property also benefits from allocated parking.





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

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
(55 to 68) D	64	
(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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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.

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com

For further information or an appointment to view please call: **Harefield** 01895 823333 **Market Place** 01753 880333