



Northwood Road
HAREFIELD, MIDDLESEX, UB9 6PN



£249,950

A stunning and spacious one double bedroom first floor purpose built maisonette for sale, situated in a convenient location, just a short walk to the centre of Harefield village. This property would make an ideal first time buy or investment purchase. Entering via its own private front door, the accommodation comprises of a hallway, spacious lounge/sitting room, spacious modern fitted kitchen/breakfast room, double bedroom and modern bathroom. The property also benefits from communal gardens, a long lease and parking. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALL

Front door with double glazed opaque panels. Carpet. Carpeted stairs leading to the first floor.

FIRST FLOOR HALLWAY

Double glazed side aspect window. Carpet and radiator. Loft access hatch. Ceiling spotlights. Built in storage cupboard housing the boiler. Doors leading to all rooms.

LOUNGE / SITTING ROOM

15' 7" x 11' 1" (4.75m x 3.38m)
Double glazed front aspect windows. Wooden flooring. Radiator.

KITCHEN / BREAKFAST ROOM

12' 1" x 9' 1" (3.68m x 2.77m)
Double glazed rear aspect window. Good range of wall and base units. Fitted Kenwood range cooker with five ring gas hob and stainless steel extractor above. One and a half bowl stainless steel sink and drainer unit. Spaces for washing machine and fridge/freezer. Wooden flooring. Part tiled walls.

DOUBLE BEDROOM

11' 2" x 10' 3" (3.40m x 3.12m)
Double glazed front aspect window. Wooden flooring. Radiator.

PARKING

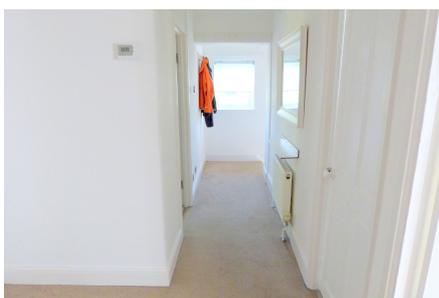
The property also benefits from parking to the front.

BATHROOM

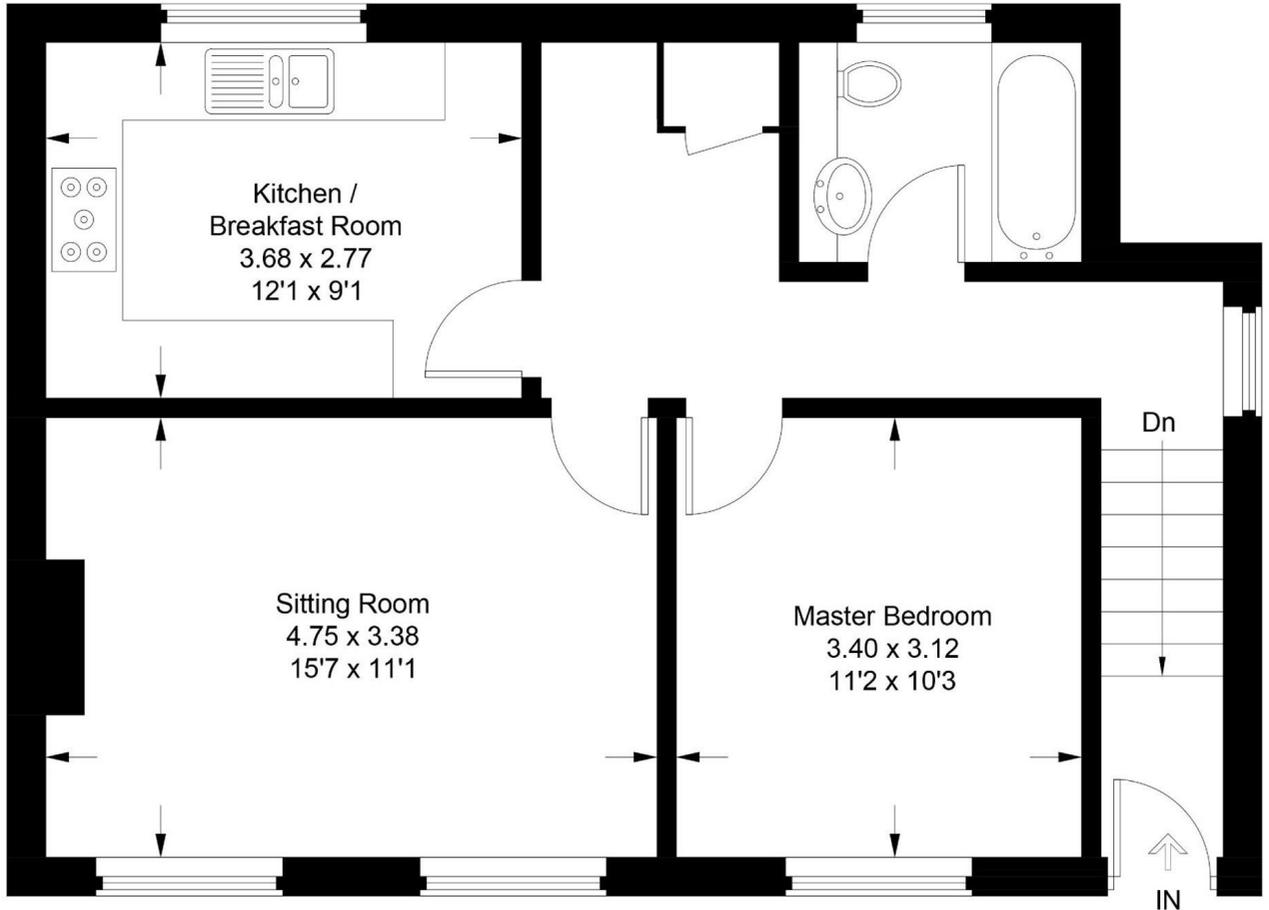
Double glazed rear aspect opaque window. Panel enclosed bath with built in shower above, shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Wooden flooring. Tiled walls. Wall mounted units.

COMMUNAL GARDENS

The property is surrounded by communal gardens which are mainly lawn with a selection of trees.



Approximate Gross Internal Area
55.7 sq m / 599 sq ft



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		
(69 to 80) C	69	76
(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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