



Broadwater Gardens
HAREFIELD, MIDDLESEX, UB9 6AL



£290,000

Rodgers Estate Agents are delighted to offer for sale a two double bedroom first floor purpose built maisonette, being sold with NO ONWARD CHAIN. The property is situated in a popular residential location, within walking distance to the centre of Harefield village. The maisonette would benefit from some internal updating, allowing the buyers to put their own stamp on the property. Entering via its own private front door, the accommodation comprises an entrance hallway, living/dining room, kitchen/breakfast room, two double bedrooms and bathroom. The property also benefits from private front/side and rear gardens with outside brick built storage. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

ENTRANCE HALLWAY

Private front door with double glazed opaque panels and double glazed window to the side of the door. Carpet and radiator. Carpeted stairs leading to the first floor.

FIRST FLOOR HALLWAY

Carpet. Built in storage cupboard housing the meters. Loft access hatch. Doors to all rooms.

LIVING / DINING ROOM

15' 7" x 12' 8" (4.75m x 3.85m)
Double glazed front aspect windows. Feature brick fireplace with gas fire. Carpet. Two radiators. Built in cupboard housing the water cylinder.

KITCHEN / BREAKFAST ROOM

12' 1" x 11' 8" (3.68m x 3.56m)
Double glazed rear aspect window. Good range of wall and base units. Built in oven and grill. Built in gas hob with extractor above. Stainless steel sink and drainer unit. Spaces for washing machine and fridge/freezer. Part tiled walls. Wall mounted boiler.

BEDROOM ONE

12' 11" x 12' (3.94m x 3.67m)
Double glazed front aspect window. Carpet and radiator. Built in wardrobes.

BEDROOM TWO

10' 11" x 9' 4" (3.34m x 2.84m)
Double glazed rear aspect window. Carpet and radiator. Built in storage cupboard.

BATHROOM

Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment and glazed shower screen. Pedestal hand wash basin and low level WC. Carpet and radiator. Tiled walls.

FRONT / SIDE GARDEN

Front/side garden, mainly lawn with pathway leading to the front door and rear garden.

REAR GARDEN

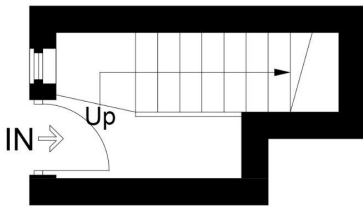
Mainly lawn private rear garden with mature borders, plants and shrubs.

BRICK BUILT STORAGE

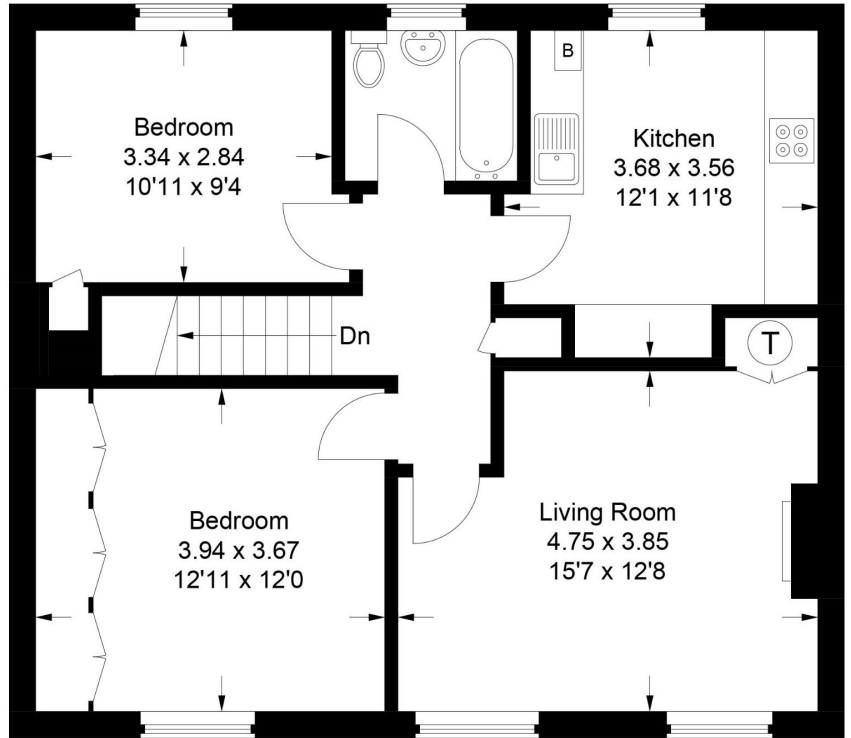
The property also benefits from outside brick built storage sheds.



Approximate Gross Internal Area
 Ground Floor = 4.6 sq m / 49 sq ft
 First Floor = 68.1 sq m / 733 sq ft
 Total = 72.7 sq m / 782 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		
(69 to 80) C		77
(55 to 68) D	66	
(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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