



**Northwood Road**  
HAREFIELD, MIDDLESEX, UB9 6PN



**£240,000**

A spacious one double bedroom ground 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 and is being sold with NO ONWARD CHAIN. The property would benefit from some moderate updating, allowing the buyers to put their own stamp on the property. Entering via its own private front door, the accommodation comprises of a hallway, lounge/sitting room, modern fitted kitchen, double bedroom and shower room. 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 HALLWAY**

Front door with double glazed opaque panel. Wooden flooring. Radiator. Built in storage cupboards. Wall mounted boiler. Wall mounted thermostat. Doors to all rooms.

### **LOUNGE / SITTING ROOM**

15' 6" x 11' (4.72m x 3.36m)  
Double glazed front aspect windows. Wooden flooring. Radiator.

### **MODERN FITTED KITCHEN**

12' x 8' 11" (3.67m x 2.72m)  
Double glazed rear aspect window. Range of wall and base units. Built in oven and five ring gas hob with stainless steel extractor above. Built in slimline dishwasher. Fitted washing machine. One and a half bowl stainless steel sink and drainer unit.

### **DOUBLE BEDROOM**

11' 1" x 10' 1" (3.37m x 3.08m)  
Double glazed front aspect window. Wooden flooring. Radiator. Fitted wardrobes.

### **SHOWER ROOM**

Double glazed rear aspect opaque window. Tiled shower cubicle with glazed sliding doors. Pedestal hand wash basin with tiled splashback. Low level WC. Part tiled walls. Radiator.

### **COMMUNAL GARDENS**

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

### **STORAGE**

Outside storage cupboard by the front door housing the meters.

## PARKING

The property also benefits from parking to the front.


## LEASE

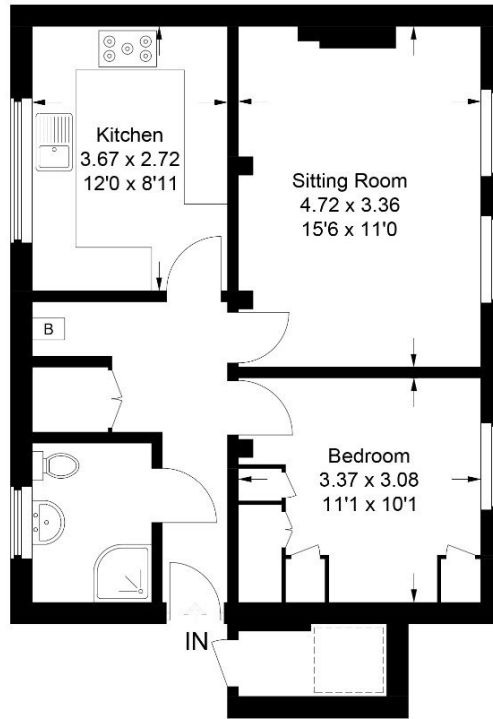
The lease is 125 years from 29th November 1999.






Approximate Gross Internal Area = 52.1 sq m / 561 sq ft

 = Reduced headroom below 1.5m / 5'0



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)	<b>A</b>		
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		<b>77</b>
(55 to 68)	<b>D</b>	<b>68</b>	
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(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	

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