



## Priority Cottages

HARVIL ROAD, HAREFIELD, MIDDLESEX, UB9 6AS



**£254,500**

Rodgers Estate Agents are delighted to offer for sale this superb ground floor maisonette, with off street parking and good sized private front and rear gardens. The property is presented in excellent condition and is conveniently situated, being just a mile to Denham Chiltern Line Station with its fast trains into London. The accommodation comprises of an entrance hallway, lounge/reception room, kitchen, double bedroom and modern bathroom with bath and separate shower cubicle. As mentioned, the property also benefits from good sized private front and rear gardens together with off street parking on a shared driveway. Other benefits include a long lease, double glazing and gas central heating and the property is being sold with NO ONWARD CHAIN. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

### **ENTRANCE HALLWAY**

Rear aspect door with double glazed opaque panels. Tiled flooring. Radiator. Built in storage cupboard. Doors to the kitchen, bedroom and bathroom.

### **LOUNGE / RECEPTION ROOM**

12' 6" max x 11' 5" max (3.81m max x 3.48m max) Double glazed front aspect window. Solid wooden flooring. Radiator. Ceiling spotlights.

### **KITCHEN**

11' 4" x 4' 10" (3.45m x 1.47m) Double glazed rear aspect window. Range of wall and base units. Built in oven and built in induction hob. Spaces for fridge/freezer and washing machine. One and a half bowl stainless steel sink unit. Tiled flooring and part 'Metro' tiled walls. Ceiling spotlights. Wall mounted 'Worcester' combi boiler.

### **DOUBLE BEDROOM**

11' 7" max x 10' 10" max (3.53m max x 3.30m max) Double glazed front aspect window. Carpet and radiator.

### **BATHROOM**

Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment. Separate tiled shower cubicle with glazed door. Vanity hand wash basin. Low level WC. Tiled flooring and walls. Radiator. Heated towel rail. Ceiling spotlights.

### **FRONT GARDEN**

Good sized mainly lawn private front garden.

## REAR GARDEN

Good sized mainly lawn private rear garden. Secure gate leading to the front of the property and parking area.

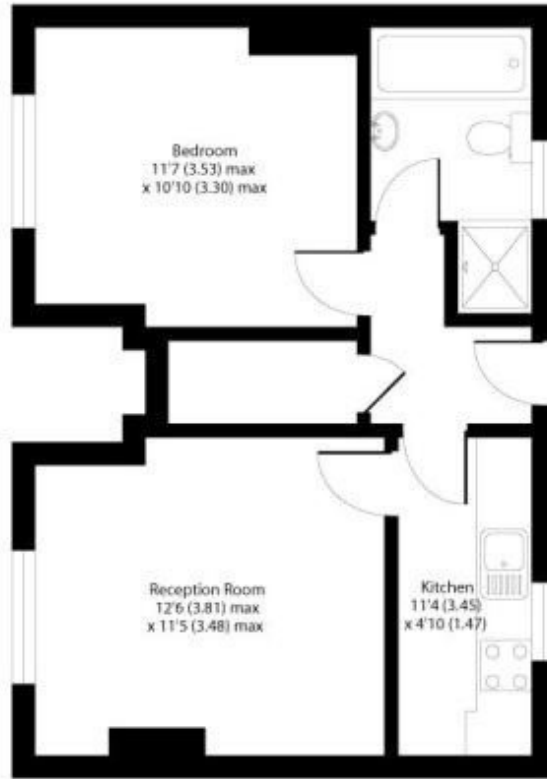
## OFF STREET PARKING

The property also benefits from off street parking on a shared driveway.



# Priory Cottages, Harvil Road, Harefield, Uxbridge, UB9 6AS

APPROX. GROSS INTERNAL FLOOR AREA 447 SQ FT 41.5 SQ METRES



GROUND FLOOR

Representation of current layout is for identification only and is not to scale



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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.

## 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>76</b>
(55 to 68) <b>D</b>	<b>61</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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