



Ash Grove

HAREFIELD, MIDDLESEX, UB9 6EZ



£325,000

A stunning two double bedroom ground floor purpose built maisonette for sale, with private front and rear gardens, presented in excellent condition throughout. The property is situated in a popular residential location, within walking distance to the centre of Harefield village. Entering via its own private front door, the accommodation comprises an entrance hallway, lounge/dining room, spacious modern fitted kitchen, utility room, two double bedrooms and modern bathroom. The property also benefits from a front garden with a paved hardstanding area for a vehicle and a well maintained rear garden. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

Private front door with double glazed ornate opaque panel. Wooden flooring. Radiator. Built in storage cupboards. Doors to the lounge/dining room, kitchen, bedrooms and bathroom.

LOUNGE / DINING ROOM

14' 2" x 11' 9" (4.32m x 3.58m)
Double glazed front aspect window. Wooden flooring. Radiator. Feature alcove with built in storage.

KITCHEN

10' 6" x 9' 10" (3.21m x 2.99m)
Double glazed rear aspect window. Rear aspect door with double glazed opaque panel leading to the utility room. Good range of wall and base units. Two bowl sink unit. Space for range cooker with stainless steel splashback and extractor above. Space for fridge/freezer. Wooden flooring. Heated towel rail.

UTILITY ROOM

11' 4" x 5' 3" (3.46m x 1.60m)
Side aspect door with double glazed opaque panel leading to the rear garden. Double glazed side and rear aspect opaque windows. Wall mounted units. Space for appliances with worksurface above. Wall mounted boiler.

BEDROOM ONE

12' 11" x 9' 5" (3.94m x 2.87m)
Double glazed front aspect window. Wooden flooring. Radiator. Built in open wardrobe/storage cupboard.

BEDROOM TWO

11' 8" x 9' 1" (3.55m x 2.78m)
Double glazed rear aspect window. Wooden flooring. Radiator. Built in open wardrobe/storage cupboard.

BATHROOM

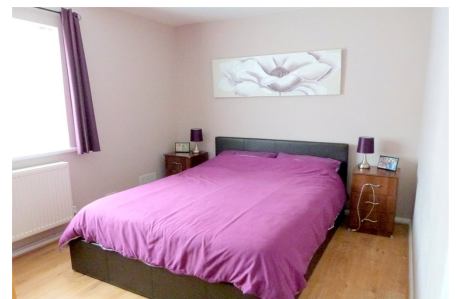
Double glazed rear aspect opaque window. Panel enclosed bath with built in shower above and glazed shower screen. Vanity hand wash basin and low level WC. Tiled flooring and walls. Heated towel rail. Ceiling spotlights. Extractor.

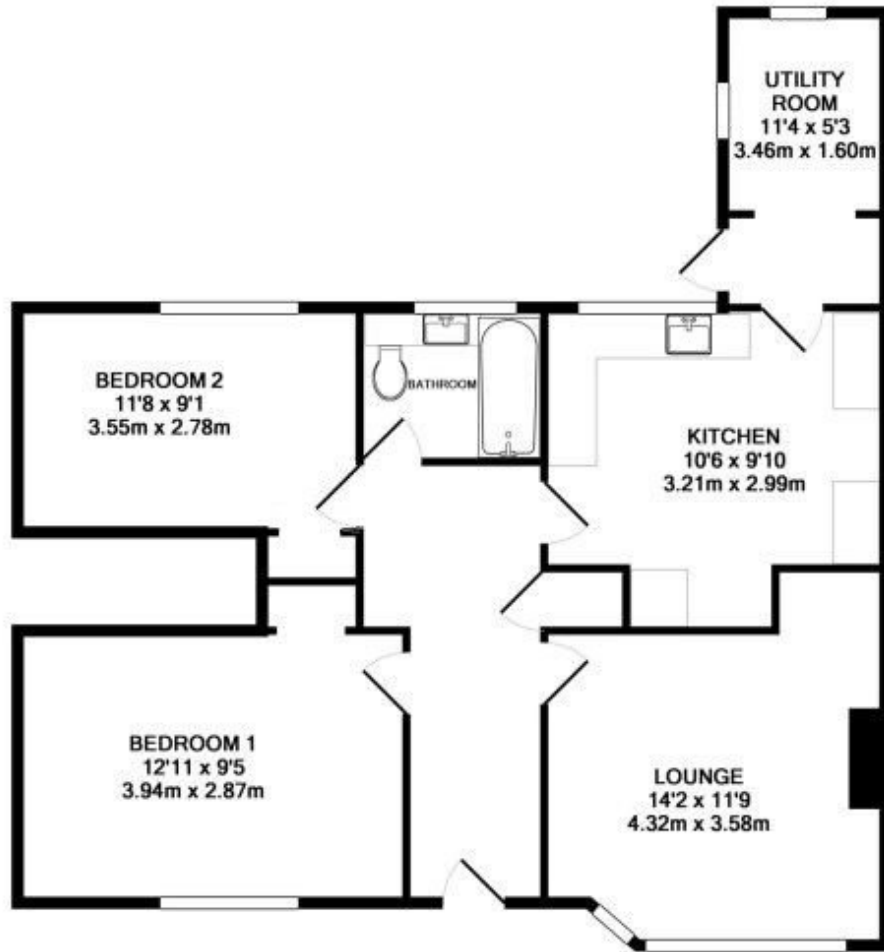
REAR GARDEN

Well maintained rear garden with part lawn and part paved patio areas. Wooden shed. Secure side access gate leading to the front of the property.

FRONT GARDEN

The property also benefits from the front garden, mainly lawn with a paved hardstanding area for a vehicle.





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 not 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.



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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	73	77
(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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