



Peerless Drive
HAREFIELD, MIDDLESEX, UB9 6JF



£225,000

A stunning one bedroom first floor purpose built flat for sale, ideal for first time buyers or investors, being sold with NO ONWARD CHAIN and a LONG LEASE. The property is presented in excellent condition throughout, having been tastefully refurbished by the current owners. The flat is conveniently located for fast trains into London, being under a mile to Denham Chiltern Line Station together with access to the A40/M40 and M25. The accommodation comprises of a welcoming entrance hallway, lounge/dining room with feature media wall, modern fitted kitchen, double bedroom with great views of the park and modern bathroom. The property also benefits from allocated parking, 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

Wooden front door leading to the hallway. Wooden flooring. Wall mounted entryphone. Built in storage cupboard. Doors to the lounge/dining room, bedroom and bathroom. Open to the kitchen.

LOUNGE / DINING ROOM

16' 11" x 11' 8" (5.15m x 3.56m)
Double glazed front aspect window. Feature media wall. Wooden flooring. Modern upright radiator.

MODERN FITTED KITCHEN

8' 5" x 7' 7" (2.57m x 2.30m)
Double glazed side aspect window. Range of wall and base units. Fitted oven with induction hob. Fitted 'American' style fridge/freezer. Fitted dishwasher. Built in washing machine. One and a half bowl sink and drainer unit. Tiled flooring and part 'Metro' tiled walls. Wall mounted combi boiler.

DOUBLE BEDROOM

11' 1" x 10' (3.37m x 3.06m)
Double glazed side aspect window with great views of the park. Wooden flooring. Built in wardrobes with sliding mirrored doors.

MODERN BATHROOM

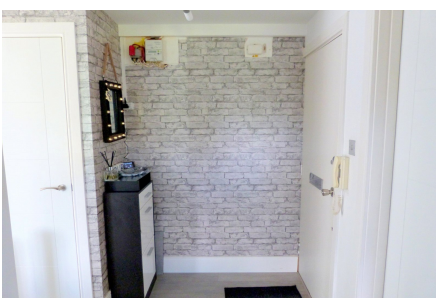
Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment. Vanity hand wash basin with storage underneath. Low level WC with storage to the side. Tiled flooring and walls. Heated towel rail.

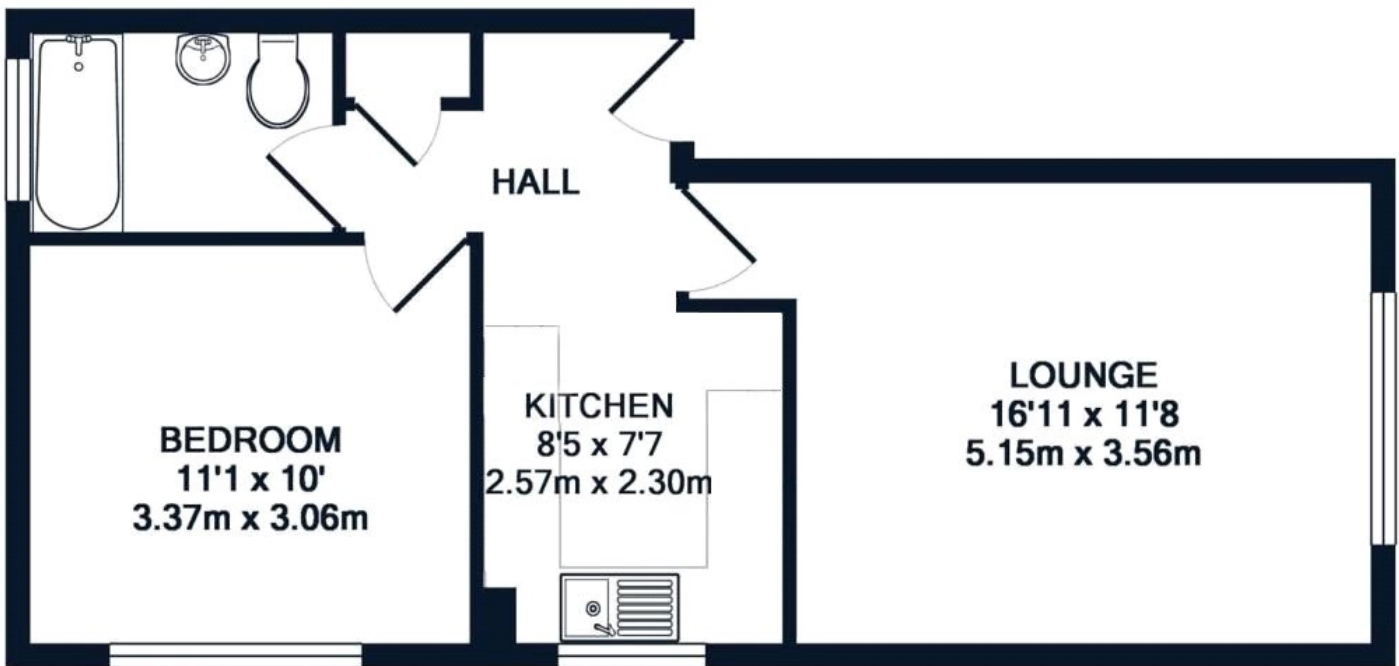
COMMUNAL GARDEN

The property benefits from well maintained communal garden areas.

ALLOCATED PARKING

The flat also benefits from allocated parking.





TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.1 SQ.M.)

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 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

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	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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