

## Spring Close

HAREFIELD, MIDDLESEX, UB9 6HD



**£335,000**

Rodgers Estate Agents are delighted to offer for sale this stunning two double bedroom ground floor maisonette with good sized private front and rear gardens. The property is presented in excellent condition throughout and is situated in a popular residential location, within walking distance to the centre of Harefield village. With its own private front door, the accommodation comprises a welcoming hallway, lounge, spacious modern fitted kitchen/breakfast room, utility room, two double bedrooms and modern bathroom. The maisonette also benefits from good sized well maintained front and rear gardens. Other benefits include gas central heating and double glazing. A viewing is highly recommended, please contact the Harefield office to arrange a viewing.

### **ENTRANCE HALLWAY**

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

### **LOUNGE**

14' 11" x 11' 8" (4.55m x 3.56m)  
Double glazed front aspect window. Wooden flooring. Radiator. Built in storage cupboard.

### **KITCHEN/BREAKFAST ROOM**

11' 10" x 11' 10" (3.61m x 3.60m)  
Double glazed rear aspect window. Shaker style kitchen with a range of wall and base units. Built in oven and induction hob with extractor hood above. Ceramic sink and drainer unit with mixer tap. Fitted dishwasher and fridge. Tiled flooring and part tiled walls. Skirting electric heater. Hidden lighting. Door to the utility room.

### **UTILITY ROOM**

Spaces for plumbed in washing machine and vented dryer. Storage cupboard. Wall mounted Vaillant boiler. Tiled flooring. Door to the rear garden.

### **BEDROOM ONE**

12' 11" x 10' 1" (3.93m x 3.08m)  
Double glazed front aspect window. Carpet and radiator. Built in wardrobe.

### **BEDROOM TWO**

10' 11" x 9' 1" (3.34m x 2.77m)  
Double glazed rear aspect French doors leading to the garden. Wooden flooring. Radiator. Built in wardrobe.

## BATHROOM

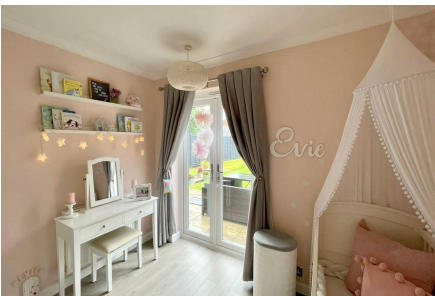
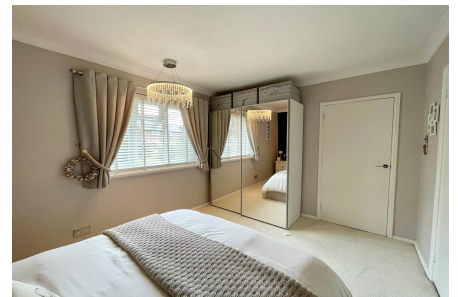
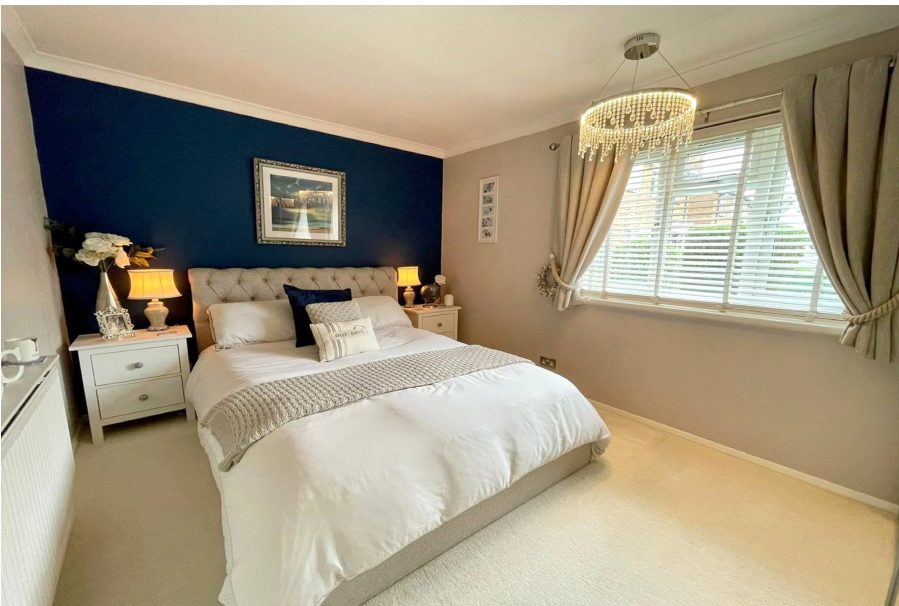
Double glazed rear aspect opaque window. Panel enclosed bath with shower and a retractable hand held microphone shower attachment. Hand wash basin with mixer tap set into a vanity unit with cupboard under and low level WC. Mirror with inset lighting. Tiled flooring and part tiled walls. Heated towel rail.

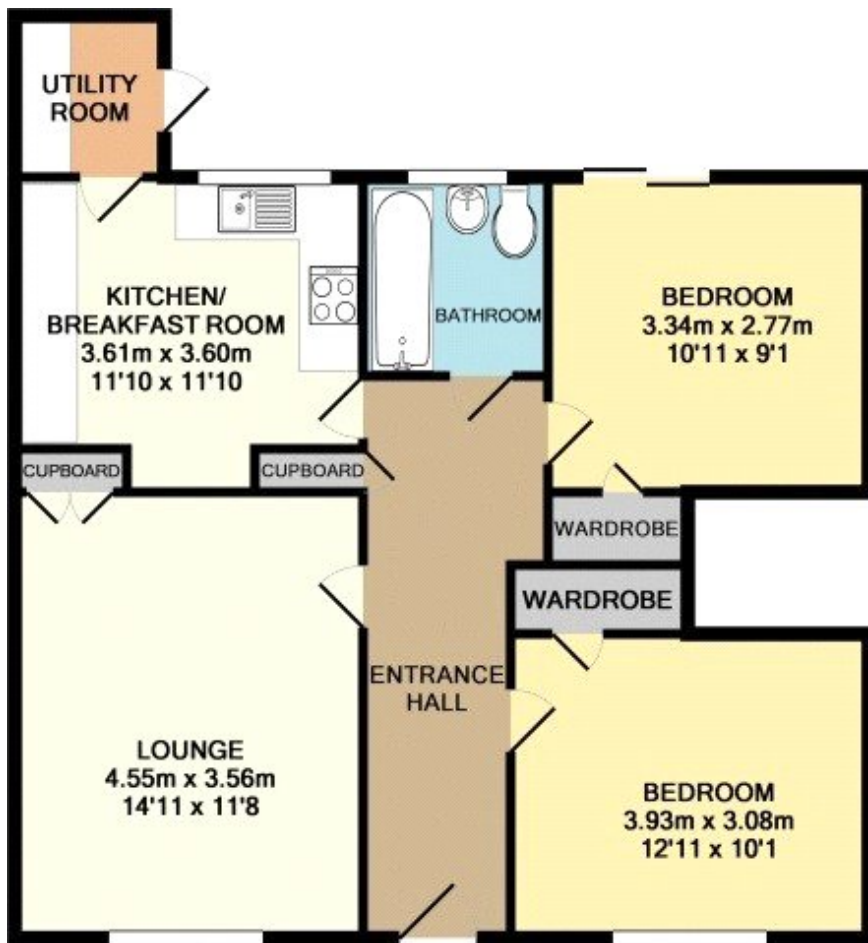
## REAR GARDEN

Good sized well maintained rear garden, mainly lawn with paved patio area. Outside light point and tap. Side access gate. Brick built storage shed.

## FRONT GARDEN

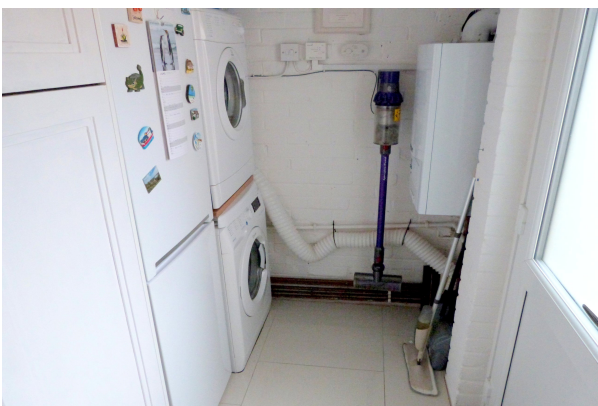
Mainly lawn front garden with mature borders. Pathway leading to front door. Outside light point.





TOTAL APPROX. FLOOR AREA 66.9 SQ.M. (721 SQ.FT.)

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



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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>	73	77
(55 to 68) <b>D</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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