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**Rickmansworth Road**  
Harefield, Middlesex, UB9 6JX





## £269,000 Leasehold

UNEXPECTEDLY REAVAILABLE. A beautifully presented one double bedroom end of terrace bungalow, located within a short level walk of the Village Centre, with its shops, amenities, and schools, and especially well placed for Harefield Hospital. This property has been completely re-decorated throughout and now boasts light and airy rooms comprising an entrance hallway, a well fitted modern kitchen with integrated appliances, a family bathroom, a large double bedroom, and a lovely lounge/dining room with casement doors to the communal grounds. Other benefits include one allocated parking space, plus visitor's parking and well-maintained communal gardens. Bought to the market with a LONG LEASE. NO UPPER CHAIN.

### Ground Floor

#### Entrance Hall

Sealed unit front door with opaque glazed panel inset, leading to Entrance Hall. Cupboard with space and plumbing for washing machine. Wall mounted consumer unit. Quality tile flooring. Electric radiator. Access to part boarded and insulated loft, with ladder, with access to immersion heater, and with light. Ceiling light point. Doors off to Bedroom, Lounge, Bathroom and to:

#### Kitchen

9' 0" x 5' 9" (2.74m x 1.75m). Quality tile flooring continued from Entrance Hall. Integrated fridge/freezer. Good expanse of granite work surfaces inset with a single bowl sink with chrome mixer tap, and also inset with an induction hob, with electric oven below and AEG extractor above. Part tiled walls. Tiled splashbacks. Fitted with a good range of base and eye level units. Downlighters. Sealed unit windows overlooking the front of the property, fitted with blinds.

#### Lounge/Diner

15' 5" x 10' 10" (4.71m x 3.30m). Fully carpeted. Coved cornice. Ceiling light point. TV point. Broadband point. Electric radiator. Sealed unit patio door, with sealed unit windows, opening onto the private patio area and communal grounds.

#### Bedroom

15' 4" x 9' 1" (4.67m x 2.78m). Fully carpeted. Ceiling light point. Coved cornice. TV Point. Electric radiator. Fitted wardrobes with hanging rails and shelving, comprising three wardrobes, the middle one having a half mirrored door. Sealed unit windows overlooking the rear of the property.



## Bathroom

Beautifully fitted with a white suite comprising low level WC with twin flush, vanity unit mounted wash hand basin with chrome mixer tap, and built in fully glazed shower cubicle. Full and part tiled walls. Coved cornice. Quality tile flooring. Wall mounted heated towel rail. Expel air. Adjustable spotlights to ceiling. Wall mounted storage shelf. Sealed unit opaque glazed windows overlooking the front of the property, fitted with blinds.

## Outside And Gardens

### Patio Area

Small private patio with space for plants, and outside lighting. Overlooking the communal grounds.

## Communal Grounds

Well maintained communal grounds with mature planting, trees and a good expanse of lawn. Access to parking area.

### Parking

One allocated parking space plus there are two visitor's spaces available.

## About The Property

### Lease

Long lease with 176 years unexpired.

### Buildings Insurance and Service Charge

£94.00 per month inclusive.

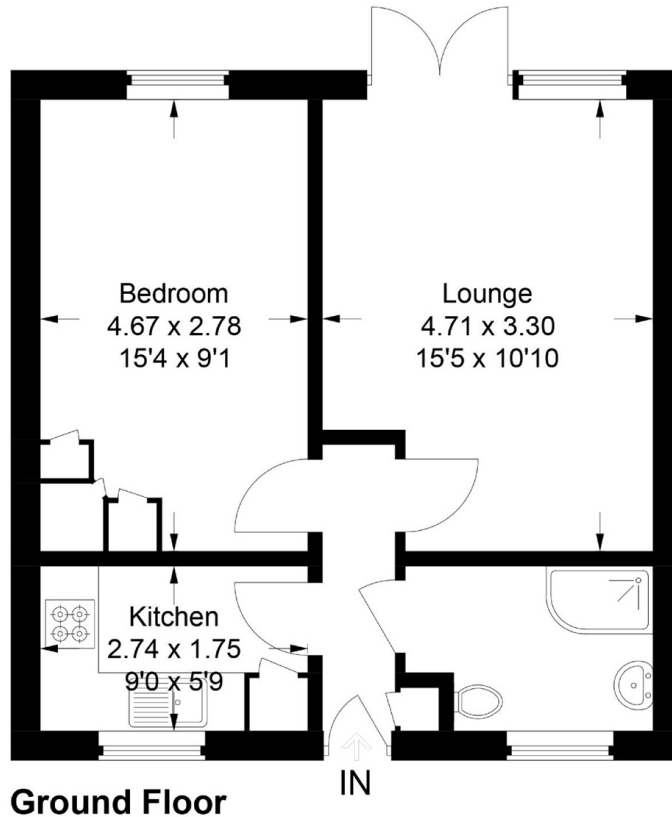
### Ground Rent

Zero ground rent.



# Rickmansworth Road

Approximate Gross Internal Area  
Ground Floor = 41.3 sq m / 444 sq ft



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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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