

rodgers
estate agents



Northwood Road
Harefield, Greater London, UB9 6PN



£245,000 Leasehold

A one bedroom first floor maisonette comprising entrance hall, sitting room, well fitted kitchen/breakfast room, large store room and bathroom. Further features include gas central heating, double glazing and off street parking. The property is set in well maintained communal grounds and is situated in a pleasant courtyard style cul de sac within a short level walk of the Village centre. Harefield Village is located to the west of London and has easy access to the M40, M25 motorways and A40 into London. The picturesque village of Harefield has the benefit of being adjacent to The Grand Union Canal and surrounding lakes and farmland bordering Buckinghamshire. There is a range of local schools, a thriving village centre, library and popular village green with several popular public houses. Uxbridge Town is some 10 minutes by car providing an extensive shopping facility at The Chimes. Public transport via the Metropolitan Line at Northwood and Rickmansworth and the Chiltern Line at Denham and Rickmansworth and the Central Line at West Ruislip, provides easy access into London. Unfurnished. Available immediately.

Ground Floor

Entrance Lobby

Small entrance lobby with stairs rising to first floor and landing.

First Floor

Hall

Access to loft space. Doors leading to sitting room, kitchen/breakfast room, bedroom and bathroom. Radiator.

Storage Room

6' 0" x 6' 0" (1.83m x 1.83m)

Reception Room

15' 7" x 11' 2" (4.75m x 3.40m) Two sealed unit windows overlooking the front of the property. Wood effect laminate flooring. Ceiling light point. TV point. Telephone point. Broadband point. Radiator

Kitchen/ Breakfastroom

12' 2" x 9' 0" (3.71m x 2.74m) Large sealed unit window overlooking the rear of the property. Fitted with a good range of base and eye level units. Expanse of roll edge work surfaces. Built in oven with hob and extractor fan over. Washing machine. Fridge/freezer. Single bowl stainless steel drainer sink with mixer tap. Fully tiled splash backs. Quality tile flooring. Radiator

Bedroom

11' 2" x 10' 3" (3.40m x 3.12m) Sealed unit window overlooking the front of the property. Ceiling light point. Wood effect laminate flooring. Radiator.

Bathroom

Fitted with a white suite comprising panel enclosed bath, vanity unit mounted wash hand basin and low level WC. Radiator. Sealed unit opaque glazed window facing onto the rear of the property. Wood effect laminate flooring.

Outside

Parking & Gardens

Well tended and secluded communal gardens laid mainly to lawn, bordered by mature plants and hedging. Ample parking facilities to the front of the property.

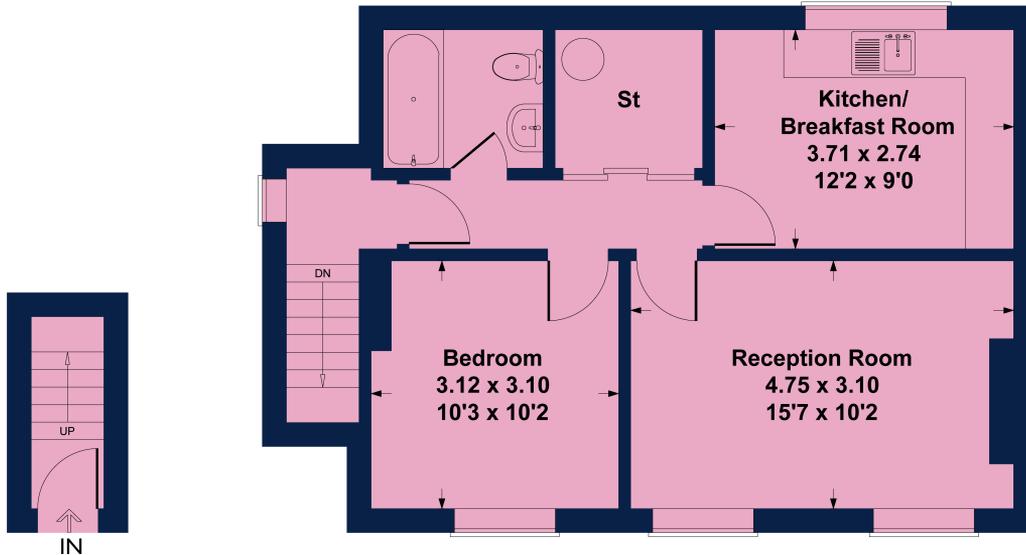
Lease

98 years remaining. This information has been supplied by the seller. We, as agents for the seller, have not seen a copy of the lease and therefore cannot confirm this as accurate.



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Approximate Gross Internal Area
 Ground Floor = 2.1 sq m / 23 sq ft
 First Floor = 50.8 sq m / 547 sq ft
 Total = 52.9 sq m / 570 sq ft



Ground Floor First Floor

Not to Scale. Produced by The Plan Portal 2026
 For Illustrative Purposes Only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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