

rodgers
estate agents



Merle Avenue
Harefield, Middlesex, UB9 6DE



£335,000 Leasehold

Situated in one of the most sought after cul-de-sacs in Harefield, we offer for sale this excellent first floor maisonette surrounded by beautiful communal gardens with the added benefit of a garage and off-street parking. This would make an excellent first time, investment or downsize purchase and viewings are highly recommended. Internally there are two double bedrooms, a hallway, a spacious front aspect reception room, a modern kitchen/breakfast room and a bathroom. Harland Court is literally a stone's throw from the amenities of the village and is within walking distance of Harefield Junior School, the village green and Harefield Hospital. Share of Freehold. No Onward Chain.

Entrance Lobby

UPVC front door. Two double glazed windows, one overlooking rear aspect and the other, side aspect. Radiator. Stairs leading to first floor. Door with coloured glass leaded light inset leading to:

First Floor

Hallway

Two large storage cupboards, one housing electric consumer unit. Down lighters. Wall thermostat control. Laminate flooring. Radiator. ...

Living Room

14' 1" x 13' 1" (4.29m x 3.99m) Laminate flooring. Down lighters. Two wall light point. Radiator. Double glazed window over looking front aspect.

Kitchen

10' 2" x 9' 2" (3.10m x 2.79m) Well fitted with high gloss wall and base units. Wood effect work surfaces with tiled splash back. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted double oven. Built in dishwasher. Space for upright fridge/ freezer. Recess area plumbed for washing machine and wall mounted central heating boiler. Down lighters. Two double glazed windows over looking rear aspect.

Bedroom 1

12' 2" x 11' 10" (3.71m x 3.61m) Down lighters. Radiator. Laminate flooring. Double glazed window over looking front aspect.

Bedroom 2

10' 6" x 9' 10" (3.20m x 3.00m) Laminate flooring. Radiator. Double glazed window over looking rear aspect.

Bathroom

6' 7" x 6' 7" (2.01m x 2.01m) Fully tiled with a white suite incorporating bath with wall shower unit and hand held microphone shower unit. w.c and wash hand basin. with mixer tap and cupboard under. Heated chrome towel rail. Downlighters. Expel air. Double glazed window over looking rear aspect.

Outside

Garage

Single garage in a block with up and over metal door.

Communal Gardens

Well maintained communal garden with trees, shrubs and large area of lawn.

Tenure

Long lease

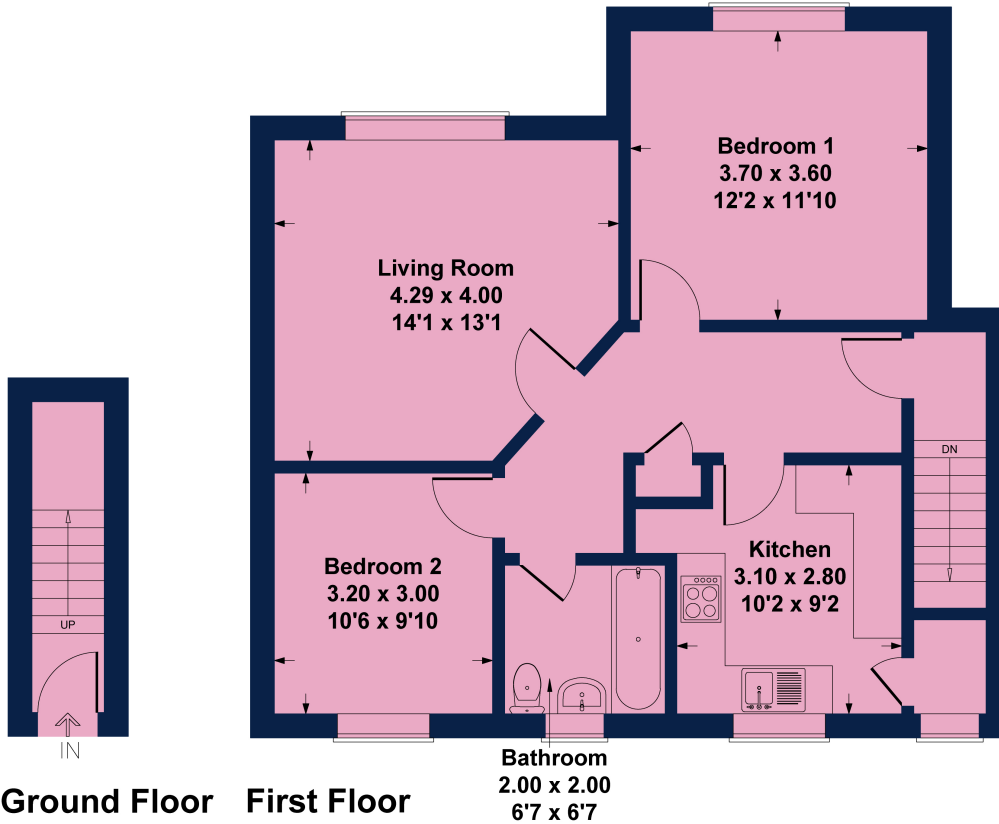
Ground Rent, Service Charge and Buildings Insurance .

Ground Rent £10 per annum.
Service Charge and Buildings Insurance £90 per month.



4 Harland

Approximate Gross Internal Area
 Ground Floor = 3.4 sq m / 37 sq ft
 First Floor = 66.6 sq m / 717 sq ft
 Total = 70.0 sq m / 754 sq ft



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(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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