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estate agents



Sedley Grove
Harefield, Greater London, UB9 6JB



£400,000 Freehold

Completely modernised just over two years ago, a well presented two double bedroom terraced property situated in this popular residential area, close to Harefield Village and within walking distance of shops, a park, the lakes and Canal. This lovely property, which has potential to extend, subject to planning permission, benefits from spacious accommodation comprising a well fitted kitchen which opens onto a larger than average rear garden and patio, a very good size reception room and a modern bathroom. The property also benefits from gas central heating, double glazing and an allocated parking space. Internal viewings of this well presented and maintained property, which is brought to the market with no upper chain, are highly recommended.

Entrance Lobby

UPVC door with semi circular opaque double glazed glass inset. Cupboard housing gas and electric meters. Down lighter. Archway to:

Reception Room

17' 0" x 11' 9" (5.18m x 3.58m) Stairs leading to first floor and landing with under stairs storage cupboard..TV point. Down lighters. Radiator. Double glazed window over looking front aspect. Door to:

Kitchen

11' 9" x 7' 8" (3.58m x 2.34m) Well fitted with high gloss wall and base units. Granite effect worktops with tiled splashbacks. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in oven. Space for fridge/ freezer. Plumbed for washing machine. Cupboard housing central heating boiler unit. Down lighters. Radiator. Double glazed window over looking rear aspect. UPVC door with double glazed clear glass inset leading to rear garden. .

First Floor

Landing

Laminate flooring. Access to loft.

Bedroom 1

11' 9" x 7' 1" (3.58m x 2.16m) Front - Radiator. Double glazed window over looking front aspect.

Bedroom 2

11' 10" x 7' 7" (3.61m x 2.31m) Front - Large storage cupboard with slatted shelving. Radiator. Double glazed window over looking rear aspect.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c and wash hand basin with mixer tap and cupboard under. Chrome heated towel rail. Expel air.

Outside

To The Front

Paved patio area with steps leading to front door.

To The Rear

Over 40' in length by approaching 30' in width at its widest point, a garden mainly laid to lawn with wooden fence boundaries. Paved patio area. Outside electrical point. Outside light point. Outside tap.

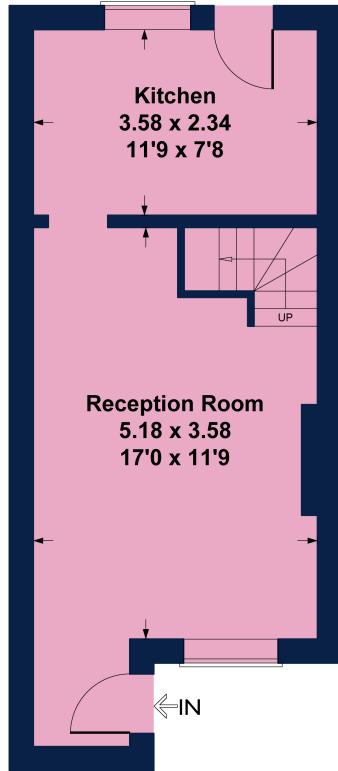
Parking

There is a parking space allocated to the property.

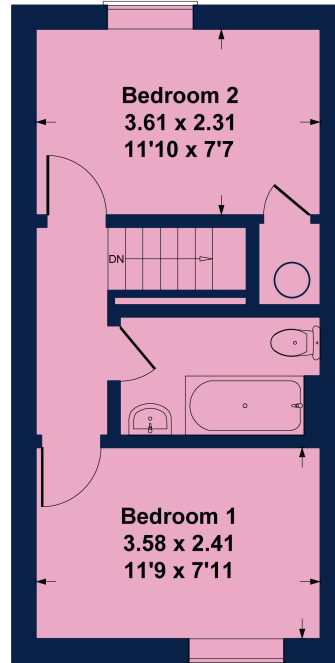


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Approximate Gross Internal Area
 Ground Floor = 29.1 sq m / 313 sq ft
 First Floor = 27.4 sq m / 295 sq ft
 Total = 56.5 sq m / 608 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	75	
(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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