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estate agents



Sedley Grove
Harefield, Middlesex, UB9 6JB



£1,300 pcm

AVAILABLE IMMEDIATELY. A well-presented one double bedroom ground floor garden maisonette situated in a popular residential area, within walking distance of the Village Centre, its shops, schools and amenities and also close to local shops and Harefield's picturesque Canal and lakes. This lovely property comprises a modern fitted kitchen, a modern bathroom, with bath and shower, a good size lounge with French doors to the rear garden and a double bedroom, with storage. Outside the maisonette boasts an extremely good size private rear garden, with patio, garden shed and mature planting, and a lawned area to the front. Available immediately, part furnished.

Entrance Hall

Entrance via wooden front door leading to Entrance Hall. Solid wood flooring. Ceiling light point. Wall mounted consumer unit. Smoke alarm. Radiator. Doors off to Kitchen, Lounge/Diner, Bedroom and Bathroom.

Kitchen

9' 7" x 6' 7" (2.92m x 2.01m). Beautifully fitted with a range of white gloss base and eye level units with under cupboard lighting. Good expanse of marble work surfaces inset with a one and a half bowl drainer sink with chrome mixer tap. Also inset with a four ring gas hob with electric oven beneath and extractor hood over. Cupboard enclosed wall mounted Ideal boiler. Integrated under counter fridge/freezer. Integrated washing machine. Ceiling light point. Part tiled walls and tiled splashbacks. Vinyl tile effect flooring. Wired smoke and CO2 alarm. Sealed unit window overlooking the front of the property.

Lounge/Diner

14' 3" x 9' 8" (4.34m x 2.95m) . Spacious lounge/diner with Georgian style glazed sealed unit French doors to the rear garden. Smoke alarm. Radiator. Ceiling light point. Coved cornice. Solid wood flooring continued from Entrance Hall. Wall mounted shelving units. Ornate wall mounted mirror.

Bedroom

14' 4" x 7' 9" (4.37m x 2.36m). Sealed unit windows overlooking the rear garden. Ceiling light point. Fully carpeted. Radiator. Built in wardrobe with hanging rail, shelving and curtain. Further built in storage cupboard with hanging rail and wooden slatted shelving.

Bathroom

Fitted with a white suite comprising low level WC with twin flush, circular counter top wash hand basin with chrome mixer tap and multi storage unit beneath, with marble surfaces, and panel enclosed bath with chrome mixer tap, Triton electric shower. Wall mounted mirrored bathroom cabinet with hidden lighting. Quality tile flooring. Downlighters. Sealed unit opaque glazed front aspect window.

Outside and Gardens

To The Rear Of The Property

Lovely south easterly facing rear garden mainly laid with stone chippings, a large patio area ideal for outside dining. Mature planted borders with wooden panel fence surrounds. Wooden storage shed. Dwarf brick wall fronting the planted area at the end of the garden. Secure gated access to the front of the property. Outside lighting.

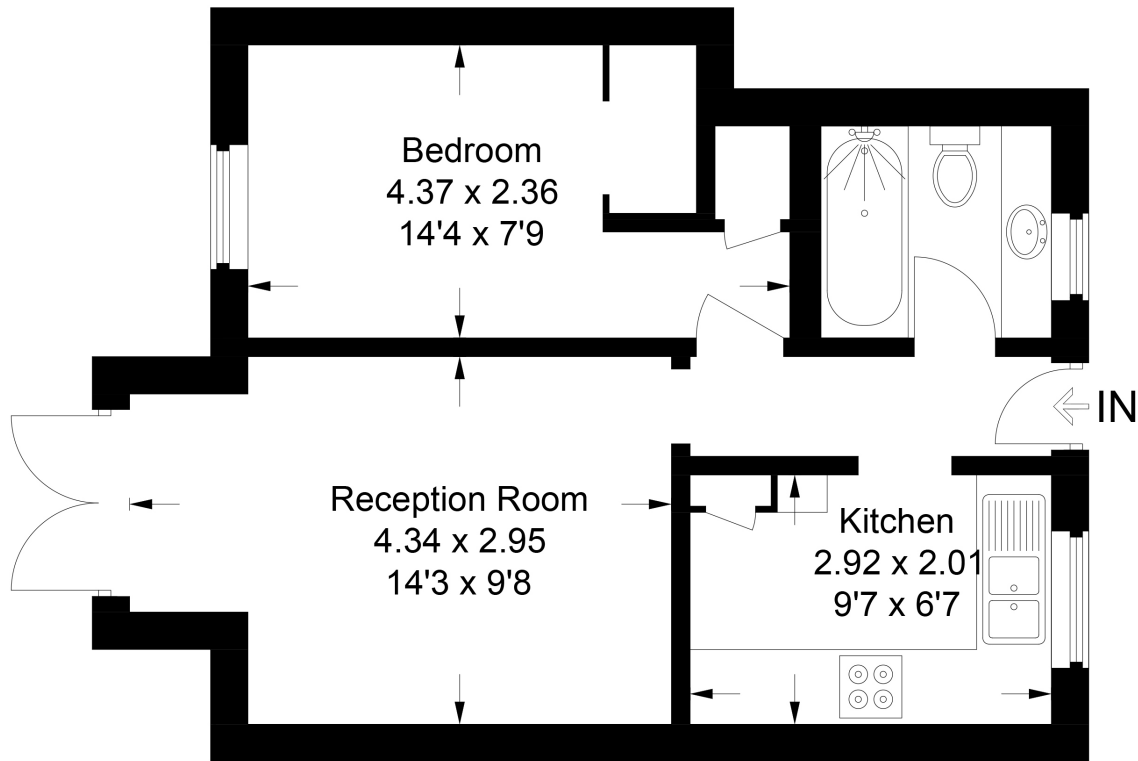
To The Front Of The Property

Area laid to lawn. Outside tap. Outside lighting. Secure gated access to the rear garden.



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Approximate Gross Internal Area = 35.2 sq m / 379 sq ft



Ground Floor

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+)	A		
(81-91)	B		
(69-80)	C	70	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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