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estate agents



Newdigate Green
Harefield, Middlesex, UB9 6EP



£345,000 Leasehold

The property is an extremely well presented two double bedroom first floor maisonette with a spacious fitted kitchen/diner, a bright and airy lounge, and a modern family bathroom. Additionally, the property benefits from lovely open views over the green and offers a delightful and well-tended private rear garden, gated side access and a good length lease. Situated within walking distance of the Village Centre, its shops, schools and amenities, and especially well situated for both Harefield Hospital and Harefield Academy, viewings of this lovely property are highly recommended to appreciate the space and style on offer.

Ground Floor

Entrance Lobby

UPVC front door with semi circular opaque glass inset and opaque double glazed window to side. Fitted cupboard unit. Tiled floor. Stairs leading to first floor.

First Floor

Hallway

Access to loft. Cupboard housing electric meter. Wall thermostat control for central heating. Radiator.

Lounge

15' 7" x 12' 9" (4.75m x 3.89m) L shaped with a feature Adam style fireplace with wooden mantle and marble hearth, inset with electric fire. Airing cupboard with lagged cylinder and slatted shelving. Dimmer switch. Radiator. Two double glazed windows overlooking front aspect.

Kitchen/Diner

11' 8" x 11' 8" (3.56m x 3.56m) Well fitted with wall and base units. Granite effect work surfaces with tiling over. Stainless steel sink unit. Five ring fitted stove cooker. Plumbed for washing machine. Fitted fridge/freezer. Space for further fridge. Wall mounted central heating boiler unit. Radiator. Double glazed window overlooking front aspect.

Bedroom One

12' 11" x 12' 1" (3.94m x 3.68m)
White high gloss fitted wardrobes and drawer units. Dimmer switch. Radiator. Double glazed window overlooking front aspect.

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m) Fitted double wardrobe with cupboard over. Dimmer switch. Radiator. Double glazed window overlooking rear aspect.

Bathroom

Fully tiled with a modern white suite incorporating bath with mixer taps set into vanity unit with cupboard under and wall mounted shower, WC, and wash hand basin. Heated chrome towel rail. Expel air. Opaque double glazed window overlooking rear aspect.

Outside

Garden

Over 50' garden accessed via a pathway from the maisonette. There is an area mainly laid to lawn with wooden fence boundaries. Paved patio area. Flower bed borders with a wide variety of shrubs and plants. Wooden shed. Outside light point. Two outside storage sheds.

Lease & Outgoings

Lease:

125 from years from 29th June 2015, 117 years remaining.

Ground Rent:

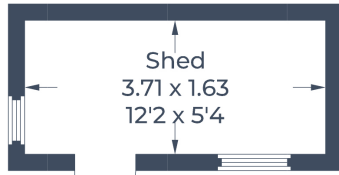
£10 per annum.

Service Charge and Buildings Insurance:

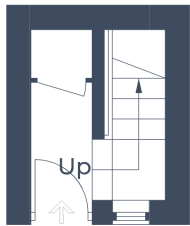
£346.28 per annum.



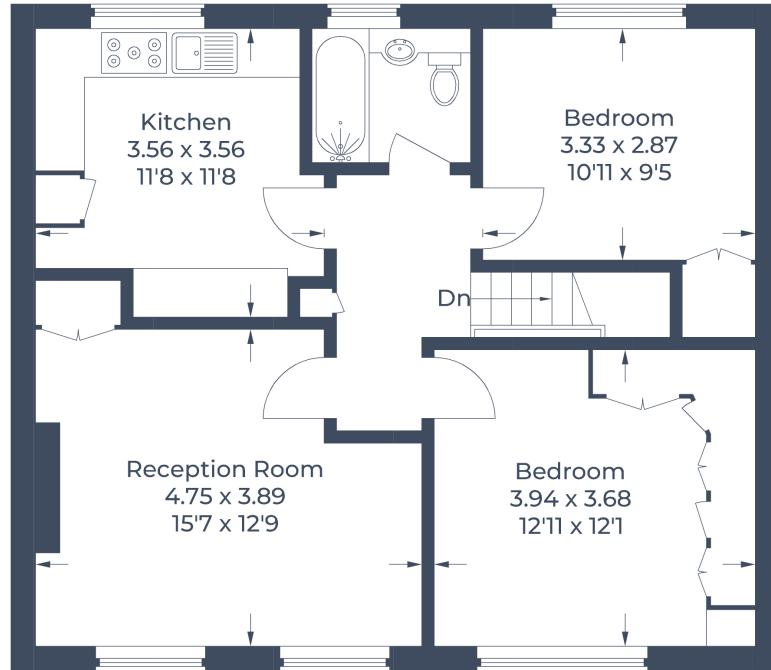
Approximate Gross Internal Area
 Ground Floor = 3.6 sq m / 39 sq ft
 First Floor = 67.3 sq m / 724 sq ft
 Shed = 6.1 sq m / 66 sq ft
 Total = 77.0 sq m / 829 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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	77	77
(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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