



- Two double bedrooms
- No onward chain
- Private rear garden
- Long lease

10 Adrian Close, Harefield, Middlesex, UB9 6EN

Guide Price £350,000

Andrews Residential are delighted to present this immaculate two bedroom first floor maisonette to the market. Situated on a quiet residential cul-de-sac within walking distance of Harefield Village, it provides an excellent location with easy access to local amenities and transport links. Offered to the market with the benefit of NO ONWARD CHAIN internal viewings are strongly recommended to avoid disappointment.



Property Description

THE PROPERTY

From the entrance hall there are stairs to the first floor landing, doors to two double bedrooms, a modern family bathroom and well appointed contemporary kitchen. In our opinion this stunning property is offered for sale in immaculate condition and would ideally suit a first time, investment or downsize buyer.

OUTSIDE

To the rear of the property is a garden, featuring a patio and a well maintained lawn. A pathway leads to a versatile wooden outbuilding, currently used for storage but offering excellent potential to be a home office or gym

LOCATION

Adrian Close is a peaceful residential cul-de-sac within walking distance of Harefield Village, offering a charming community feel with convenient access to local amenities. For commuters, Denham Green's array of shops, services, and transport links including Denham Station on the Chiltern Line into London are easily accessible by car. Additionally, Metropolitan, Piccadilly, and Central Line stations are just a short drive away.

Motorists will benefit from quick access to the A40 and M25, providing connections to London and the Home Counties. The area is also well served by excellent schools, including The Harefield Academy, Harefield Infant School, and Harefield Junior School.

TENURE

Council tax band: C

Leasehold Sale

113 years left on the lease

Ground rent: £10 per annum

Service charge: £345 per annum

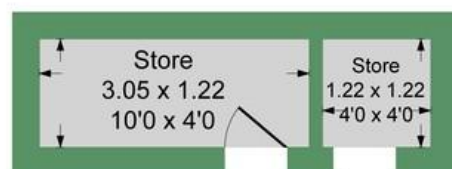
1080 SQ FT



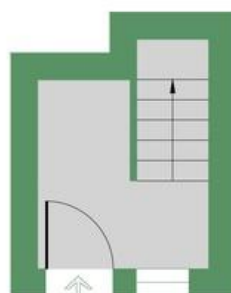


Adrian Close UB9

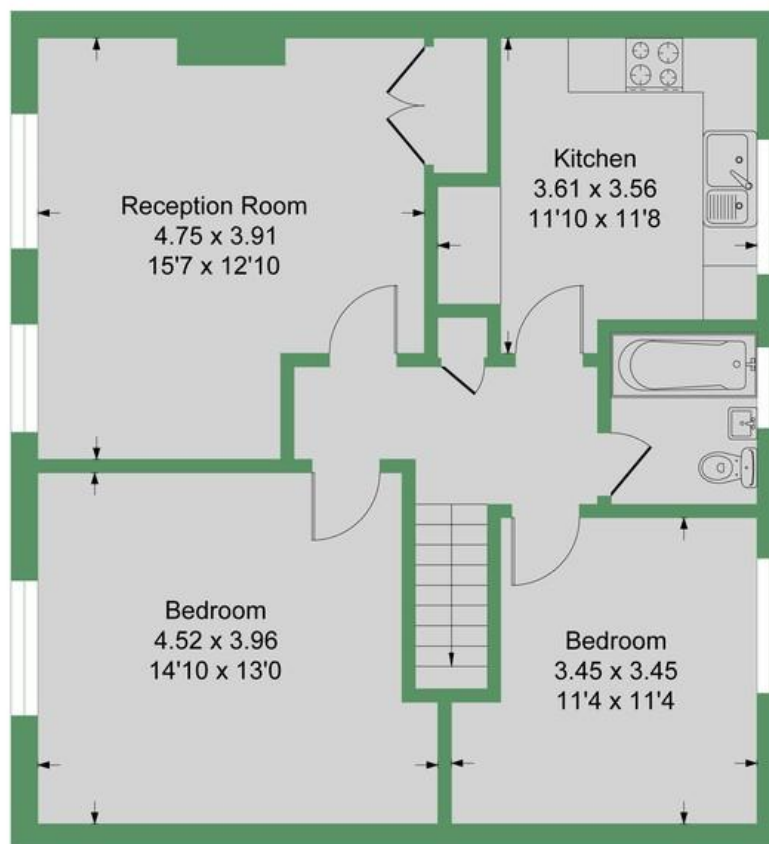
Approximate Gross Internal Floor Area = 100.3 sq m / 1080 sq ft



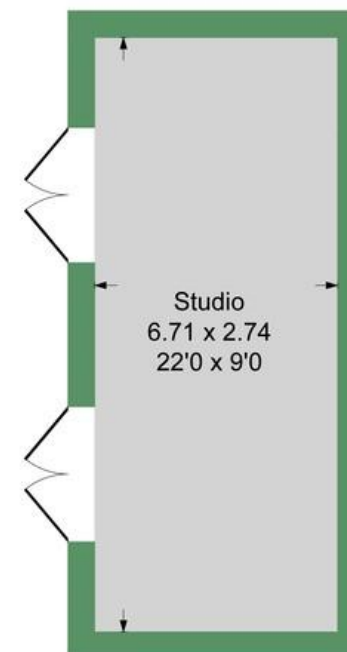
Outbuilding
Approximate Floor Area
58.00 sq.ft
(5.38 sq.m)



Ground Floor
Approximate Floor Area
48.33 sq.ft
(4.49 sq.m)



First Floor
Approximate Floor Area
775.55 sq.ft
(72.05 sq.m)



Outbuilding
Approximate Floor Area
198.00 sq.ft
(18.39 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing