



Dovedale Close

HAREFIELD, MIDDLESEX, UB9 6EE



£269,950

A superb one bedroom freehold house for sale, situated in a popular residential location in Harefield village, just a short walk to the High Street. The house is presented in excellent condition throughout and has been well maintained by the current owner. The accommodation comprises of living area/sitting room open plan to the modern fitted kitchen, spacious double bedroom and bathroom. The house also benefits from a garden and allocated parking. The property is close to the centre of the village with its shops, schools and amenities. Other benefits include gas central heating and double glazing. The property is being sold with NO ONWARD CHAIN and a viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE

Front door with double glazed opaque panels leading to the living area/sitting room.

OPEN PLAN LIVING AREA & KITCHEN

18' 11" x 14' 6" (5.77m x 4.42m)
Lovely front aspect Sitting/Dining Room, open plan to the Kitchen.

LIVING AREA / SITTING ROOM

Double glazed front aspect bay window. Carpet. Radiator. Carpeted stairs leading to the first floor. Open plan to the kitchen.

KITCHEN

Double glazed front aspect window. Good range of wall and base units. Built in oven and hob. One and a half bowl stainless steel sink and drainer unit. Spaces for washing machine and fridge/freezer. Part 'Metro' tiled walls and fully tiled flooring. Wall mounted boiler. Under stairs storage cupboard.

FIRST FLOOR HALLWAY

Carpet. Built in storage cupboard. Doors to the bedroom and bathroom.

BEDROOM

12' 11" x 10' 6" (3.94m x 3.20m)
Double glazed front and side aspect windows. Carpet and radiator. Built in storage cupboard. Loft access hatch.

BATHROOM

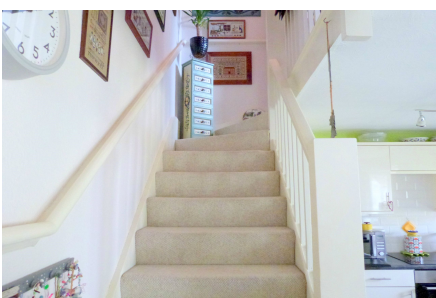
Double glazed front aspect opaque window. Panel enclosed bath with shower attachment. Vanity hand wash basin. Low level WC. Part tiled walls. Heated towel rail.

FRONT AND SIDE GARDEN

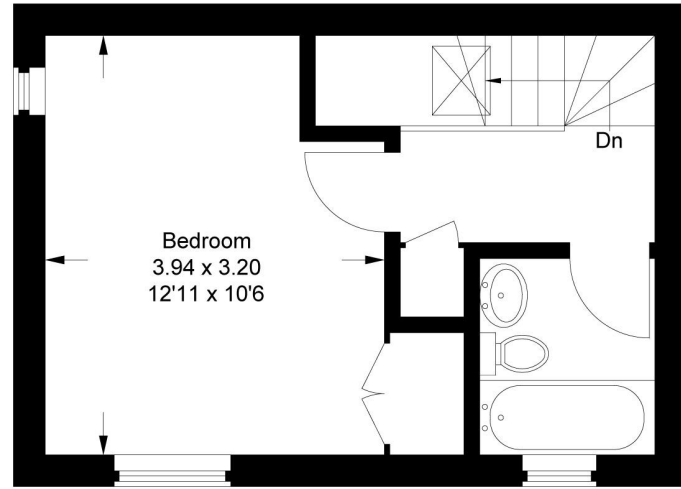
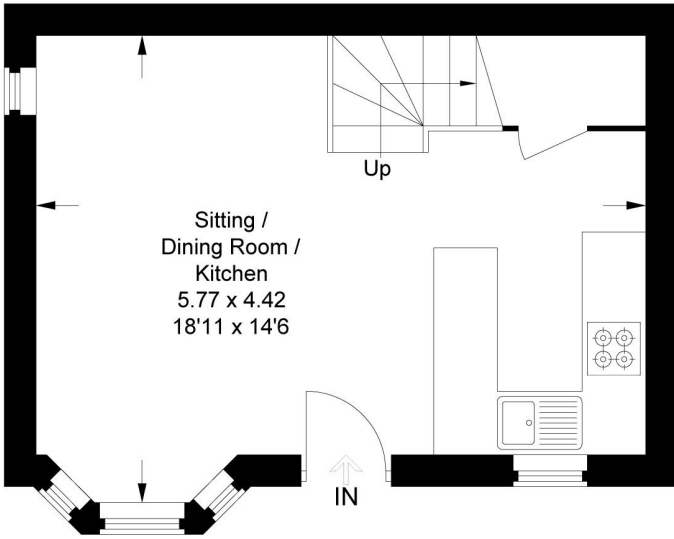
Well maintained front and side garden with mature borders. Pathway leading to the front door. Outside storage cupboard.

PARKING

The house also benefits from allocated parking.



Approximate Gross Internal Area
 Ground Floor = 23.4 sq m / 252 sq ft
 First Floor = 22.7 sq m / 244 sq ft
 Total = 46.1 sq m / 496 sq ft



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
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		90
(69 to 80)	C	72	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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