



Dovedale Close

HAREFIELD, MIDDLESEX, UB9 6EE



£258,000

A one bedroom freehold house with a large rear garden and allocated parking, being sold with NO ONWARD CHAIN. The property is situated in a popular residential location, just a short walk to Harefield High Street. The house is an ideal first time buy or investment and would benefit from some updating. The accommodation comprises a lounge/sitting room, kitchen, spacious conservatory, double bedroom and bathroom. The property also benefits from double glazing and gas central heating. Other benefits include a large rear garden and allocated parking. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE

Door with double glazed opaque panels leading to the lounge/sitting room.

LOUNGE / SITTING ROOM

13' x 11' 4" (3.97m x 3.45m) Double glazed window. Carpet and radiator. Carpeted stairs leading to the first floor. Open to the kitchen. Sliding doors with glazed panels leading to the conservatory.

CONSERVATORY

13' 4" x 12' 10" (4.07m x 3.91m) Spacious conservatory with double glazed windows and double glazed French doors leading to the rear garden. Wooden flooring. Radiator.

KITCHEN

9' 11" x 7' 2" (3.02m x 2.18m) Double glazed window. Range of wall and base units. Spaces for oven, dishwasher, washing machine and fridge/freezer. Stainless steel sink and drainer unit. Wooden flooring. Radiator. Part tiled walls. Wall mounted boiler. Under stairs storage cupboard.

FIRST FLOOR

HALLWAY

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

BEDROOM

13' x 9' 5" (3.96m x 2.86m) Two double glazed windows. Carpet and radiator. Loft access hatch.

BATHROOM

Double glazed opaque window. Panel enclosed bath with shower attachment. Pedestal hand wash basin. Low level WC. Tiled flooring and part tiled walls. Radiator.

REAR GARDEN

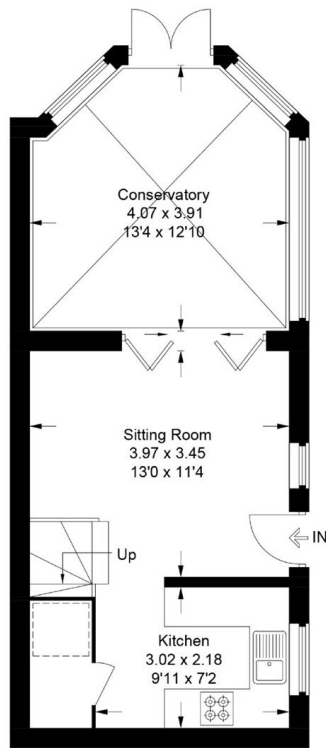
Large mature rear garden with paved patio and lawn areas.

PARKING

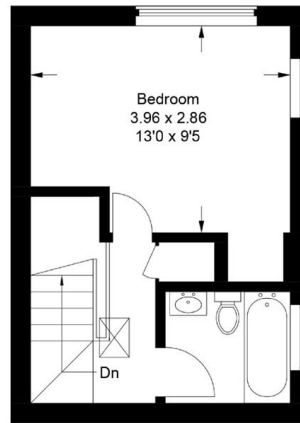
The house also benefits from allocated parking.



Approximate Gross Internal Area
 Ground Floor = 38.8 sq m / 418 sq ft
 First Floor = 22.7 sq m / 244 sq ft
 Total = 61.5 sq m / 662 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
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C	69	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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