



**Dovedale Close**  
HAREFIELD, MIDDLESEX, UB9 6DH





**£230,000**

A stunning one double bedroom ground floor purpose built GARDEN flat for sale, presented in excellent condition throughout, having been tastefully updated by the current owner. The property is situated in a popular residential location, just moments walk to the centre of Harefield village. The accommodation comprises of an entrance hallway, spacious living room with a sliding door leading directly onto the private rear garden, double bedroom, kitchen and modern shower room. In addition to the private rear garden, the property also benefits from double glazing throughout and gas central heating. Other benefits include a LONG LEASE and outside brick built storage shed. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### **ENTRANCE HALLWAY**

Own front door with double glazed opaque panels. Wooden flooring. Doors to the living room, bedroom and shower room.

### **LIVING ROOM**

17' 2" x 12' (5.24m x 3.65m) Double glazed rear aspect window and sliding door leading to the garden. Wooden flooring. Two radiators. Open to the kitchen.

### **KITCHEN**

10' x 7' 11" (3.05m x 2.41m) Double glazed front aspect opaque clerestory window. Range of wall and base units. Space for cooker with stainless steel extractor above. Spaces for washing machine and fridge/freezer. Stainless steel sink and drainer unit. Part tiled walls. Built in storage cupboard.

### **DOUBLE BEDROOM**

13' 8" x 9' (4.17m x 2.74m) Double glazed rear aspect windows. Wooden flooring. Radiator.

### **SHOWER ROOM**

Walk in shower cubicle with glazed shower screen. Pedestal hand wash basin with tiled splashback. Low level WC. Heated towel rail. Extractor. Built in cupboard housing the boiler.

### **REAR GARDEN**

Private low maintenance rear garden, with a paved patio area.

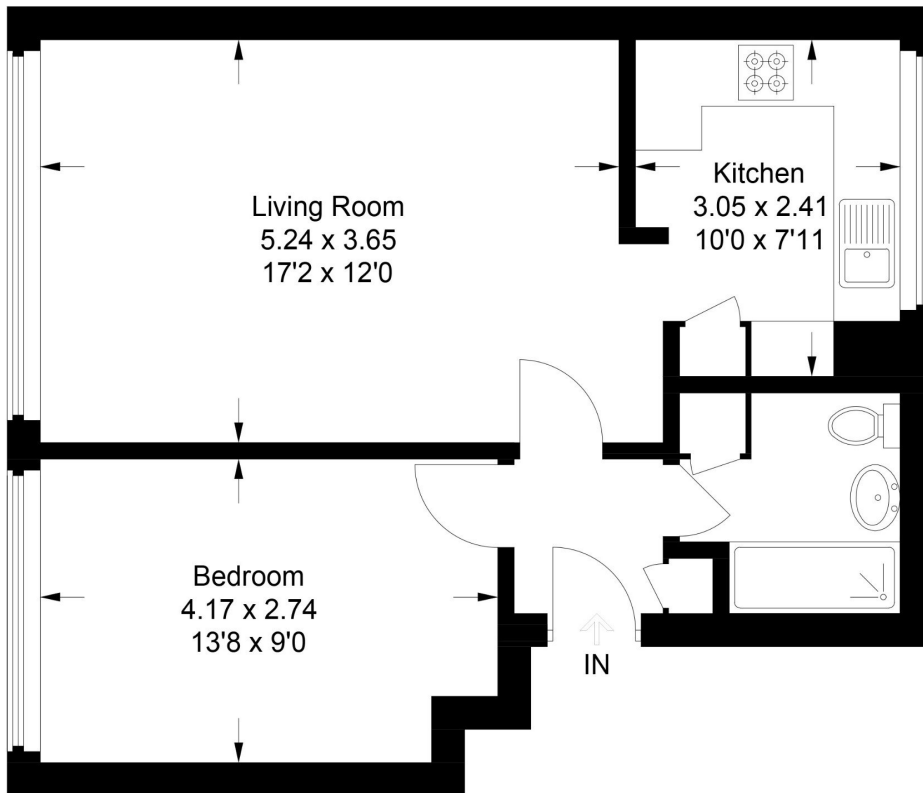
### **BRICK BUILT STORAGE**

8' x 3' 10" (2.44m x 1.16m) The property also benefits from a brick built storage shed to the front of the property.





Approximate Gross Internal Area  
45.9 sq m / 494 sq ft  
Shed = 2.8 sq m / 30 sq ft  
Total = 48.7 sq m / 524 sq ft



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) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>75</b>
(55 to 68) <b>D</b>	<b>67</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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