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Savoy Close
Harefield, Greater London, UB9 6NW



£450,000 Freehold

Situated within easy walking of the village centre, a semi detached house situated in a cul de sac with great potential to extend, subject to the usual planning permissions. The property is in need of some modernisation and updating but offers any purchaser a huge opportunity to create a property that ideally suits their needs. The accommodation on the ground floor comprises of an entrance lobby, hall, sitting/ dining room, kitchen, utility and a sun room. On the first floor there are two bedrooms and a bathroom. Further features include gas central heating, double glazing, a delightful south westerly facing rear garden and a single garage in a block (currently rented through the council but can be bought) with parking. The property is within easy access by car to Denham Green's shops and mainline station, Rickmansworth, Ruislip and Uxbridge town centre. There is the benefit of a wide range of schools including the highly regarded Harefield academy.

Entrance Lobby

UPVC entrance lobby with double glazed window and entrance door. Wooden door to:

Entrance Hall

Opaque windows overlooking into lobby. Under stairs storage area and under stairs cupboard. Stairs leading to first floor and landing. Radiator.

Sitting/ Dining Area

19'11" x 11'5" (6.07m x 3.48m) Double aspect room with double glazed windows over looking front and rear aspects. Feature fire place with brick surround, wooden hearth and marble. Radiator. Door to:

Kitchen

11'8" x 7'11" (3.56m x 2.41m) Well fitted with wall and base units. Work surfaces with a one and a half bowl stainless steel sink unit with mixer tap and drainer. Fitted oven and grill. Tiled flooring. Under stairs cupboard. Double glazed window overlooking rear aspect. Radiator. Arch way leading to:

Utility room

9.2" x 8'6" (2.80m x 2.62m) Fully tiled with a work surface with double circular bowl sink units with mixer tap. Plumbed for washing machine. Space for American style fridge freezer. Radiator. Double glazed window overlooking rear. Casement door with opaque glass insets, leading to:

Sun Room

15'10" x 8'3" (4.60m x 2.52m) Tile flooring. Full width sliding double glazed patio doors leading to rear garden. Wooden pedestrian door with opaque glass inset leading to front.

Landing

Access to loft. Double glazed window over looking side aspect. .

Bedroom 1

16'0" x 8'5" (4.87m x 2.59m) Fitted wardrobes with cupboards over. Radiator. Two double glazed windows overlooking front aspect.

Bedroom 2

11'2" x 8'7" (3.40m x 2.62m) Built in wardrobe. Airing cupboard. Radiator. Double glazed window over looking rear aspect.

Shower Room

6'5" x 5'5" (1.98m x 1.67m) Fully tiled with a white suite incorporating walk in shower with wall shower attachment, wash hand basin with mixer tap with a cupboard under and a W.C. Radiator. Opaque double glazed windows over looking rear aspect.

Outside

Garage

Single garage in a block with an up and over door. Pedestrian side door leading directly to rear garden (current rent for the garage is £31.80 per week £137.80 per month) There is also an option to purchase the garage from the council.

To The Front

Easy to maintain paved area with flower bed borders. Wrought iron pedestrian gate.

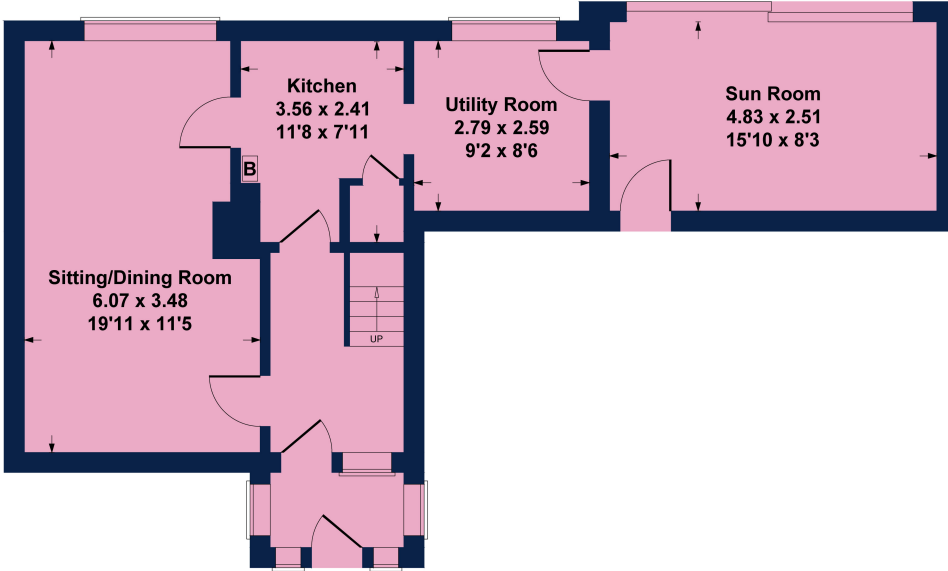
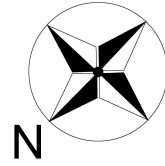
To The Rear

Delightful south westerly facing rear garden mainly laid to lawn. Paved patio area. Flower bed borders. Brick and wooden fence boundaries. Outside tap point.

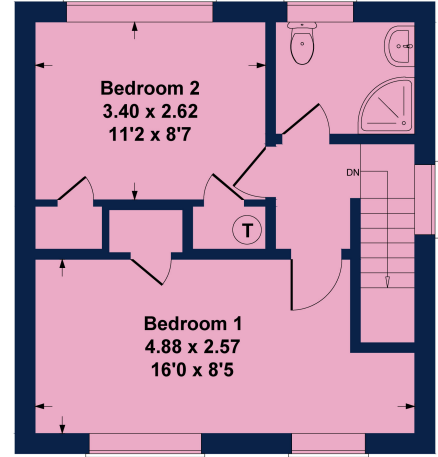


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Approximate Gross Internal Area
 Ground Floor = 57.9 sq m / 623 sq ft
 First Floor = 34.0 sq m / 366 sq ft
 Total = 91.9 sq m / 989 sq ft



Ground Floor



First Floor

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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