

rodgers
estate agents



Dovedale Close
Harefield, Middlesex, UB9 6DH



£240,000 Leasehold

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 Rodgers Estate Agents to arrange a viewing.

Ground Floor

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.

Outside

Rear Garden

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

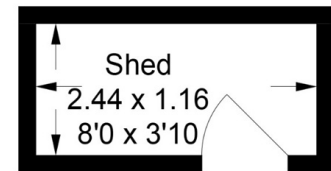
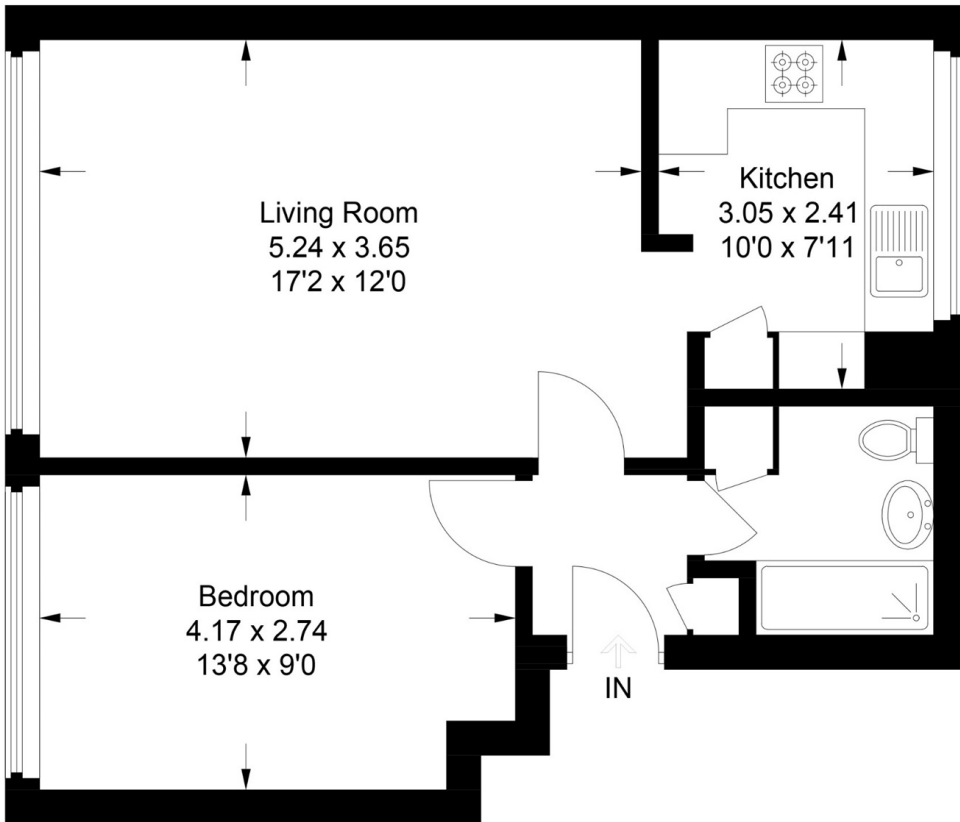
Brick Built Storage

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



(Not Shown In Actual Location / Orientation)

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

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