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Dovedale Close
Harefield, Middlesex, UB9 6DQ



£450,000 Freehold

A delightful spacious two/three bedroom end of terrace house with garden and balcony being sold with NO ONWARD CHAIN. The property is ideal for first time buyers or investors and is very conveniently situated, being just a short walk to Harefield High Street. The accommodation is cleverly arranged over two floors with four half levels, making the house feel even bigger. The ground floor accommodation comprises an entrance hallway with built in storage, cloakroom and stunning modern fitted kitchen/dining room then a useable room/bedroom on the lower half level. The first floor boasts a lounge/reception room with doors leading directly onto the balcony. The upper half level offers two double bedrooms and four piece suite bathroom. The house also benefits from a garden with brick built storage, a garage and parking.

Ground Floor

Entrance Hallway

Front door with double glazed opaque panel insets with double glazed opaque window to the side of the door. Tiled flooring. Radiator. Large built in storage cupboards. Stairs leading to the first floor and lower half level.

Cloakroom

Low level WC and hand wash basin. Tiled flooring and walls. Heated towel rail.

Kitchen / Dining Room

20' 9" x 11' 1" (6.32m x 3.37m) Stunning modern fitted kitchen. Double glazed front aspect window. Great range of wall and base units with granite work surfaces. Fitted range oven with five ring gas hob and extractor above. Fitted dishwasher and washing machine. Space for American style fridge/freezer. Two bowl stainless steel sink unit. Tiled flooring and part tiled walls. Radiator. Ceiling spotlights.

Lower Half Level

Useable Room / Bedroom

15' 6" x 8' (4.72m x 2.45m) Double glazed rear aspect clerestory window. Wooden flooring. Radiator. Built in wardrobes and units.

First Floor

Lounge / Reception Room

17' x 11' 1" (5.17m x 3.39m) Double glazed rear aspect windows and double glazed French doors leading to the balcony. Wooden flooring. Radiator. Stairs leading to the upper half level.

Balcony

Rear aspect balcony with artificial grass.

Upper Half Level

Bedroom

14' 11" x 8' 5" (4.55m x 2.56m) Double glazed front aspect window. Wooden flooring. Radiator. Built in wardrobes and units.

Bedroom

14' 11" x 8' 4" (4.55m x 2.55m) Double glazed front aspect window. Wooden flooring. Radiator. Built in wardrobes and units.

Four Piece Suite Bathroom

Rear aspect opaque windows. Panel enclosed bath with shower attachment. Vanity hand wash basin and low level WC. Separate shower cubicle with glazed sliding doors. Tiled walls and flooring. Heated towel rail.

Outside

Garden

Low maintenance garden to the front of the property with a brick built storage shed.

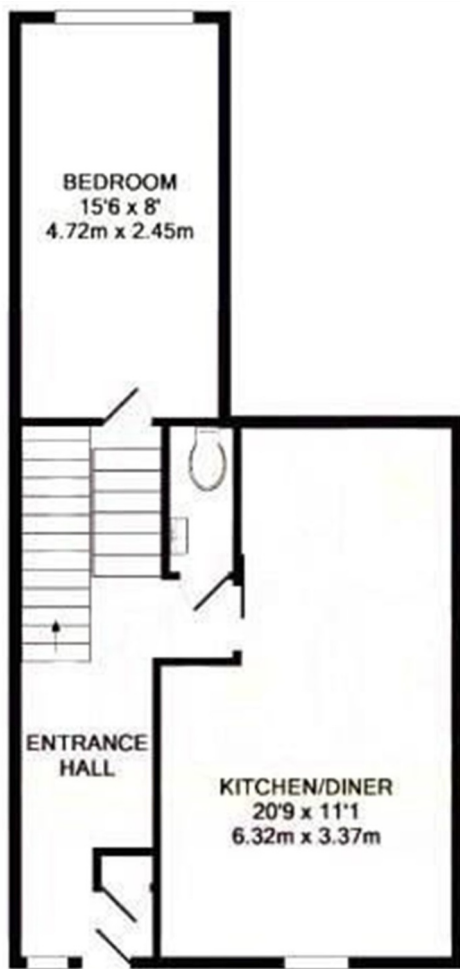
Garage

Garage to the rear of the property with manual up and over front door.

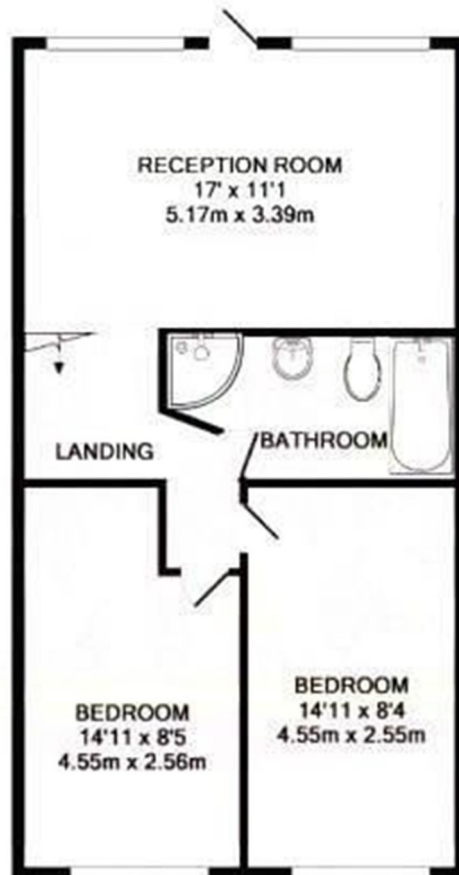
Parking

Parking to the rear of the property.





GROUND FLOOR
APPROX. FLOOR AREA
477 SQ. FT. (44.3 SQ. M.)



FIRST FLOOR
APPROX FLOOR AREA
541 SQ. FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested, and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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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