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Dovedale Close
Harefield, Middlesex, UB9 6DQ



£240,000 Leasehold

A spacious ground floor garden maisonette, featuring stunning far reaching rear views over allotments and the countryside and lakes beyond, and situated close to the Hillingdon Trail with its wonderful scenic walks. This ideal starter/investment property boasts its own private good size, low maintenance rear garden, with secure gated side access, and which backs onto the allotments. The accommodation comprises entrance hall, bathroom, double bedroom, large open plan kitchen/lounge diner, and conservatory opening onto the lovely rear garden. There is one allocated parking space nearby. Situated within a short level walk of the Village Centre, its shops, amenities and schools. Viewings are highly recommended to fully appreciate the space on offer, both outside and inside.

Entrance

Entrance via wooden front door. Full length glazed panel to one side.

Entrance Hallway

Welcoming hallway offering two built in storage cupboard fitted with shoe shelving. Built in cloaks cupboard. Fully carpeted. Ceiling light point. Smoke alarm. Doors off to Kitchen/Lounge Diner, Bedroom and Bathroom.

Kitchen

10' 0" x 7' 0" (3.05m x 2.13m). Well-appointed kitchen with a range of built in base and eye level units. Good expanse of roll edge work surfaces inset with a one and a half bowl drainer sink with mixer tap. Also inset with a four ring ceramic hob with an integrated electric oven beneath and built in extractor hood above. Tiled splashbacks. Quality tile flooring. Ceiling light point. Built in storage cupboard housing the boiler. Space and plumbing for fridge, freezer and washing machine. Built in larder cupboard. Breakfast bar return with built in cupboard on the lounge/diner side. Air vent. Sealed unit opaque glazed clerestory windows to front aspect. Open plan to:

Lounge/Diner

18' 7" x 11' 11" (5.66m x 3.63m). A spacious, bright and airy lounge/diner open plan to the Kitchen. Two radiators. Two ceiling light points. Built in storage cupboard. Fully carpeted. TV point. Broadband point. Telephone point. Wall mounted display shelving. Sealed unit sliding patio doors leading to:

Conservatory

9' 8" x 7' 3" (2.95m x 2.21m). A good size fully glazed conservatory with sealed unit patio doors leading onto the garden. Electric point. Quality tile flooring.

Bedroom

13' 10" x 8' 10" (4.22m x 2.69m).

Sealed unit windows overlooking the garden and the stunning views beyond. Ceiling light point. Fully carpeted. Radiator. Wall mounted display shelf.

Bathroom

White suite comprising panel enclosed bath with electric shower, twin taps and a glazed shower screen, pedestal mounted wash hand basin with twin taps, and WC. Two storage cupboards. Part tiled walls and tiled flooring. Ceiling light point. Radiator. Wall mounted bathroom cabinet with mirrored doors.

Outside and Gardens

To The Front Of The Property

Steps down to the entrance. Cupboard housing meters. At the entrance to the steps is a private bin and general storage cupboard.

Rear Garden

A delightful low maintenance rear garden with far reaching views over open countryside. Fully paved with mature planted borders and wooden panel fence surrounds. Can be accessed via the conservatory or via the secure gate to the side which leads to the front of the property and also to the entrance to the Hillingdon Trail.

Ground Rent

£10.00 per annum.

Buildings Insurance and Service Charge

Approximately £390.00 per annum inclusive of buildings insurance and service charge.

Council Tax

London Borough of Hillingdon, Band B - ££1,449.68 per annum with single person occupancy discount of 25%.

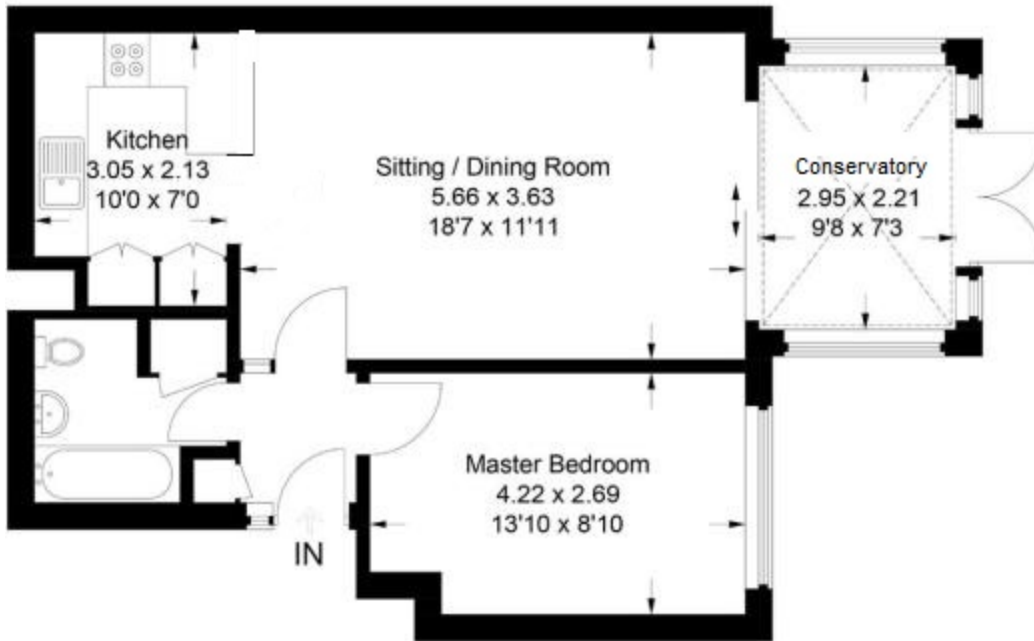
About The Property

Lease

89 years remaining.



Approximate Gross Internal Area
53.4 sq m / 575 sq ft



Ground 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	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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