



Dovedale Close, Harefield, UB9 6DQ

- First floor maisonette
- Far reaching views
- Well proportioned accommodation
- Fitted kitchen
- One double bedroom
- Modern bathroom
- No upper chain
- Spacious reception.

Asking Price £200,000



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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Providing very well proportioned accommodation with fantastic countryside views to the rear.

Accommodation

Providing accommodation that briefly comprises, entrance hall with built in storage, spacious reception room with a large picture window providing far reaching views over farmland, the kitchen is fitted with a good range of storage units and drawers, there is space for a washing machine and under counter fridge, a built in electric oven and microwave, ample work surfaces have an inset sink and inset gas hob with extractor above, also additional built in storage cupboards and a front aspect window.

The large double bedroom has built in wardrobes and storage also having a large picture window with far reaching views over farmland, the modern fully tiled bathroom is fitted with an enclosed bath with shower attachment, wash basin and WC, a built in storage cupboard houses the combination boiler.

Outside

There is a brick built storage shed to the front of the property.

Situation

Dovedale Close is only a short stroll from Harefield Village with its local shopping facilities. Harefield is located to the west of London and has easy access to the M40, M25 motorways and A40 into London. The picturesque village has the benefit of being adjacent to The Grand Union Canal and surrounding lakes and farmland bordering Buckinghamshire. Uxbridge Town is a short drive by car and is easily accessible by bus providing extensive shopping facilities and Metropolitan and Piccadilly line services.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Hillingdon

Council tax band: B

EPC rating: D

Lease term: approximately 100 years remaining

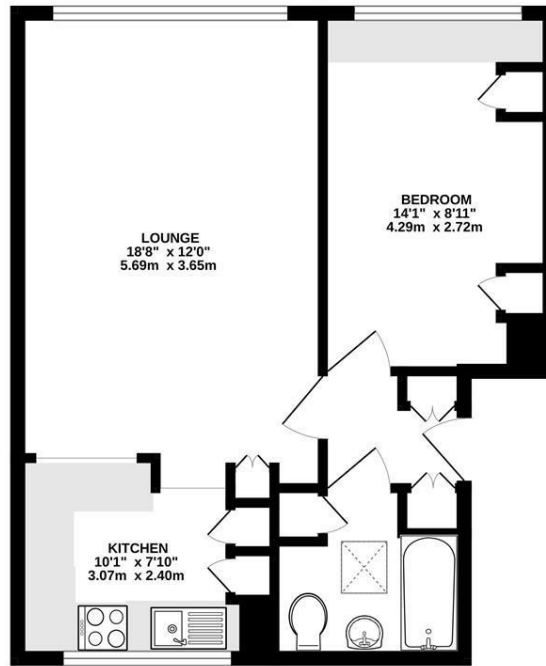
Service charge: approximately £500 per annum

Ground rent: £10 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This 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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