

# Lovett Road

Harefield • Middlesex • UB9 6ED

Guide Price: £525,000



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This well presented three bedroom semi detached home on Lovett Road, Harefield offers bright and well planned accommodation ideal for families and first time buyers alike. The ground floor features a spacious living and dining room with doors opening onto the garden, creating a wonderful space for both everyday living and entertaining. A modern white kitchen provides a clean, contemporary finish with ample storage and workspace, while a welcoming entrance hall and convenient ground floor cloakroom complete the layout.

Upstairs, there are three well proportioned bedrooms, two of which benefit from built-in wardrobes, along with a sleek and stylish family bathroom. Externally, the property enjoys off street parking to the front, while to the rear, a private garden with patio area offers the perfect setting for outdoor dining, with the added advantage of a garage providing additional storage or parking. The property comes to the market with no onward chain.

Chain free

Semi detached

Three bedrooms

Kitchen

Living and dining room

Family bathroom

Garden

Off street parking

Garage

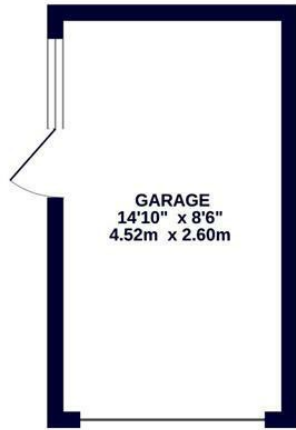
Quiet location

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





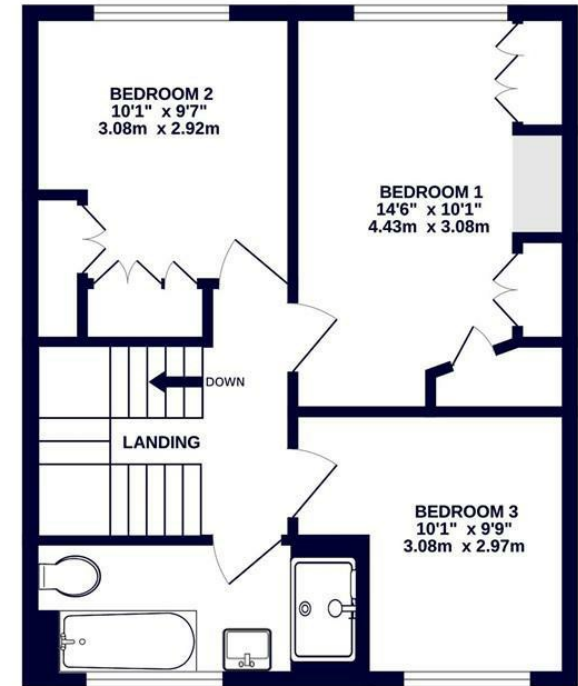
OUTBUILDING  
127 sq.ft. (11.8 sq.m.) approx.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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 mis-statement. 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A	84
Energy efficient - lower running costs B	
Decent energy efficiency - lower running costs C	
Some energy efficiency - lower running costs D	
Not very energy efficient - higher running costs E	
Very poor energy efficiency - higher running costs F	
Energy inefficient - higher running costs G	
Not energy efficient - higher running costs England & Wales <small>EEA Standard 2020/1/EC</small>	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.