

Awaiting Photographs

THREE BEDROOMS | LARGE THROUGH LOUNGE | EXTENDED KITCHEN | GAS C H & DOUBLE GLAZING | FAMILY BATHROOM | GARAGE | OFF STREET PARKING | PRIVATE GARDEN | PRIME LOCATION | CLOSE TO HAYES & HARLINGTON STATION |

Lawlors Estate Agents are pleased to present to the sales market this well proportioned three bedroom freehold house situated along one of the area's most desirable roads in Central Hayes, within easy reach of the Town Centre. The property comprises of a large inviting hallway leading to a sizeable through lounge area and with a separate extended fitted kitchen. The first floor offers use of three bedrooms and the main family bathroom. Externally there is off street parking to the front, a private rear garden and a garage. The residence is ideally poised to benefit from the extensive regeneration plans in Hayes Town and the highly anticipated Cross Rail venture.

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EXTENDED KITCHEN
FAMILY BATHROOM
GAS C H & DOUBLE GLAZING
GARAGE
OFF STREET PARKING
PRIVATE GARDEN
PRIME LOCATION
CLOSE TO HAYES & HARLINGTON STATION

Opaque double glazed window panel door to;

Entrance Hall

Opaque side light to the front aspect, ceiling light fitting, textured ceiling, radiator, power and telephone points, dado rail, central heating thermostat, stairs to the first floor with under stairs storage facility housing the gas and electricity meters and mains fuse box with shelving points, carpet flooring, doors to

Through Lounge

(Measuring 25'5 x 11'7)

Double glazed windows to the front and rear aspect complete with curtain poles, coving, ceiling light fittings x2, radiator, dimmer switch, power, TV and internet points, feature fire piece complete with curved wooden mantle and marble base, carpet flooring

Kitchen

(Measuring 20' x 7')

Double glazed door to the side and windows to the side and rear aspects, range of eye and base level units complete with rolled edge work surfaces incorporating stainless steel sink drainer unit complete with mixer tap, space and gas connection for cooler, space for fridge freezer, space plumbing and plumbing for washing and space for dryer, breakfast bar, ceiling light fitting, wall mounted boiler, power points, part tiled walls and wooden flooring

1st Floor Landing

Opaque double glazed window to the side aspect ceiling light fitting, loft hatch, power point, dado rail, carpet flooring, doors to

Bedroom One

(Measuring 14'5 x 10'7)

Double glazed window to the front aspect complete with curtain rail, ceiling light fitting, textured ceiling, TV and power points, radiator, fitted

wardrobe units with matching bedside units and display shelving, dimmer switch, carpet flooring

Bedroom Two

(Measuring 14'5 x 12'5)

Double glazed window to the rear aspect complete with curtain rail, ceiling light fitting, textured ceiling, radiator, power and TV point, integrated storage facility, dado rail

Bedroom Three

(Measuring 9' x 6')

Double glazed window to the front aspect complete with curtain pole, air brick, power points, radiator, carpet flooring

Bathroom

Opaque double glazed window to the rear aspect, matching three piece bathroom suite comprising of a panel bath complete with mixer taps and shower connection, pedestal hand wash basin complete with tiled splash back and WC, ceiling light fitting, textured ceiling, radiator, towel rail, shaver point, wall mounted medicine cabinet with mirror panel fascias, anity shelf, vinyl lino flooring

EXTERNAL

Front

Offering off street parking

Rear

Part paved and mostly land to lawn with paved BBQ area

Garage

Up and over door with power and lighting and access via shared drive

Price: £429950

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