



FOUR BEDROOM | LIGHT & AIRY LOUNGE | SPACIOUS FITTED KITCHEN | DINING ROOM | SIZEABLE BEDROOMS | FAMILY BATHROOM | GUEST WC | ALLOCATED PARKING | PRIME LOCATION | PRIVATE REAR GARDEN |

Lawlors Estate Agents are proud to offer to the sales market this well presented four-bedroom family residence set as part of this modern development in Hayes. The property comprises a light and airy lounge area, a spacious modern fitted kitchen leading to a separate dining area with a ground floor fourth bedroom and guest WC and three further sizeable bedrooms to the first floor as well as the main family bathroom. Externally there are private gardens to the front and rear aspects in addition to two allocated parking spaces. The property offers very convenient access to a vast range of local amenities including superb transport links and is situated within walking distance of the mainline Hayes & Harlington Station featuring the upcoming and highly anticipated Crossrail venture.

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- * SPACIOUS FITTED KITCHEN
- * DINING ROOM
- * SIZEABLE BEDROOMS
- * FAMILY BATHROOM
- * GUEST WC
- * ALLOCATED PARKING
- * PRIVATE REAR GARDEN
- * PRIME LOCATION

Opaque window panel UPVC door to;

Entrance Hall

Ceiling light fitting, smoke alarm, coat hooks, alarm control panel, central heating control panel, radiator,

stairs to the 1st floor, laminated wooden flooring, doors to bedroom 4 and;

Lounge

(Measuring 15'4 x 12')

Double glazed window to the front aspect complete with curtain pole, ceiling light fitting, TV, power and internet points, alarm sensor, radiator, carpet flooring, door to;

Hallway

Ceiling light fitting, tiled flooring and with doors to;

Guest WC

Ceiling light fitting, matching WC and pedestal hand wash basin complete with mixer taps and tiled splash back and with wall mounted mirror panel vanity cabinet, radiator, extractor fan, radiator, towel ring, tiled flooring

Under stairs storage facility

Ceiling light fitting and housing electricity meter & mains fuse box with trips

Kitchen

(Measuring 15'5 x 10'9)

Double glazed doors complete with curtain pole and double glazed window with roller blind to the rear aspect, range of eye and base level units complete with rolled edge work surfaces incorporating stainless steel sink drainer unit with mixer taps and upstand, integrated gas hob with stainless steel splashback and matching oven complete with extractor fan fitting, integrated fridge freezer, integrated washing machine, space and plumbing for dishwasher, ceiling light fitting x 2 with additional wall mounted lighting, radiator, large storage larder, power points, carbon monoxide alarm, tiled flooring, leading to

Diner

(Measuring 9'4 x 7'9)

Double glazed window to the rear aspect complete with curtain rail, ceiling light fitting, power and telephone points, radiator, carpet flooring

Bedroom Four

(Measuring 11'9 x 7')

Double glazed window to the front aspect complete with curtain rail, ceiling light fitting, power points, radiator, carpet flooring

1st Floor Landing

Ceiling light fitting, loft hatch, power points, large over stairs airing cupboard with water tank and shelving, carpet flooring, doors to

Bedroom One

(Measuring 15'6 x 11'4)

Double glazed windows to the rear aspect complete with curtain rail, ceiling light fitting, radiator, power points, large fitted ceiling to floor wardrobes with matching built in chest of drawers, carpet flooring

Bedroom Two

(Measuring 16'11 x 8'2)

Double glazed window to the front aspect complete with curtain rail, ceiling light fitting, power and internet points, radiator, fitted wardrobes, carpet flooring

Bedroom 3

(Measuring 10'5 x 7'1)

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

Bathroom

Matching three piece bath suite comprising panel bath complete with mixer tap and shower connection with shower screen and tiled surround, pedestal hand wash basin complete with mixer taps and tiled splash back and WC, ceiling light fitting, extractor fan, heated towel rail, shaver point,, wall mounted mirror complete with vanity light, tiled flooring

EXTERNAL

Front

Allocated parking for two cars, small front garden laid to lawn with flower and plant beds with a pathway leading to the house

Rear

Part paved and mostly laid to lawn, external tap, external lighting, garden shed access via side gate

Roof mounted solar panels offering a significant reduction in energy bills

Price: £475000

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