

Awaiting Photographs

KITCHEN DINER | TWO BATHROOMS | GROUND FLOOR GUEST WC | PRIVATE GARDEN | OFF STREET PARKING | NO UPPER CHAIN | POTENTIAL FOR EXCELLENT R.O.I |

Lawlors Estate Agents are proud to offer to the sales market this superb four bedroom town house residence situated on the borders of North Hayes and Yeading. The property which is split over three floors offers comprises a modern fitted kitchen and diner, guest WC and the integral garage on the ground floor. the first floor offers use of a large lounge area and bedroom four as well as a shower suite and the second floor which houses three further sizeable bedrooms and the main family bathroom. Externally there is a private garden top the rear aspect and off street parking to the front. These properties are ideally laid out and are commonly converted into two seperate residences (one bedroom on the ground floor and three bedroom split level residence on the first and second floors) subject to the regular planning approval offering the potential for an excellent return on investment at over 5%.

FOUR BEDROOMS
LARGE LOUNGE
KITCHEN DINER
TWO BATHROOMS
GROUND FLOOR GUEST WC
INTEGRAL GARAGE
PRIVATE GARDEN
OFF STREET PARKING
NO UPPER CHAIN
POTENTIAL FOR EXCELLENT R.O.I

Opaque window panel wooden door to;

Entrance Hall

Window to the front aspect, ceiling light fitting, gas meter, mains fuse box, door to hallway and integral garage, carpet flooring

Garage

(Measuring 16'4 x 9')

Up and over door to the front aspect, florescent ceiling light fitting, power points, wall mounted shelving points, concrete flooring

Hallway

Window panel door to the rear aspect, ceiling light fitting, radiator, power points, stairs to the first floor, carpet flooring, doors to:

Guest WC

Opaque window to the rear aspect, ceiling light fitting, WC and wall mounted hand wash basin complete with tiled splash back, towel rail, carpet flooring

Kitchen/Diner

(Measuring 16' x 9'2)

Window and doors to the rear aspect, range of eye and base level units complete with rolled edge work surfaces incorporating a stainless steel sink drainer unit with mixer taps and tiled splash back, integrated hob with matching oven and extractor fan fitting, space and plumbing for washing machine, space for fridge freezer appliances, ceiling light fittings x 2, radiator, part tiled walls, vinyl lino flooring

1st Floor Landing

Ceiling light fitting, smoke alarm, power points, stairs to the 2nd floor, carpet flooring, doors to

Lounge

(Measuring 12' x 15'6" Narrowing to 10')

Double glazed windows to the front aspect complete with curtain rail, ceiling light fitting, radiators, power, points, central heating thermostat, coat hooks, carpet flooring

Bedroom Two

(Measuring 12'1" x 9'2")

Window to the rear aspect complete with curtain rail, ceiling light fitting, radiator, power points, fitted wardrobes with eye level bridge unit complete with chest of drawers and dresser unit, power & telephone points, carpet flooring

Shower room

Window to the rear aspect, three piece shower suite comprising corner shower with integrated shower unit and tiled surround, pedestal hand wash basin complete with mixer taps and tiled splash back and WC, ceiling light fitting, wall mounted mirror, boiler, fully tiled walls, vinyl lino flooring

2nd Floor Landing

Ceiling light fitting, textured ceiling, loft hatch, power points, smoke alarm, carpet flooring, doors to

Bedroom One

(Measuring 12'7" x 9'5")

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

Bedroom Three

(Measuring 12'8" x 7'3")

Double glazed window to the rear aspect complete with curtain rail, ceiling light fitting, radiator, power & TV points, radiator, airing cupboard housing immersion tank and shelving, carpet flooring

Bedroom Four

(Measuring 8'2" x 7'5")

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

Family Bathroom

Opaque window to the rear aspect, matching three piece bath suite comprising panel bath complete with mixer taps and shower connection, shower rail & curtain, pedestal hand wash basin complete with mixer taps and WC, ceiling light fitting, textured ceiling, radiator, towel rail, wall mounted medicine cabinet, part tiled walls, vinyl lino flooring

EXTERNAL

Front

Off street parking and own drive to garage

Rear

Approx 45'

Part paved patio and mostly laid to lawn, garden shed

Price: £435000

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