



Two Double Bedrooms | Through Lounge | Sought After Location | Large Rear Garden | Green Views |

Lawlors Estate Agents are proud to introduce to the open sales market this rare opportunity to acquire a traditional Edwardian style family residence situated on Park Road, one of the most desirable roads in North Hayes with Green views. The freehold house offers use of a large through lounge area with a separate fitted kitchen on the ground floor, the first floor houses the two double bedrooms and the main family bathroom. Externally there are private gardens to the front and rear aspects offering the potential for extension (s.t.p.p). Set in the midst of this tranquil outlook yet within easy reach of excellent local amenities, this property and location are not to be missed. No Upper Chain.

TWO DOUBLE BEDROOMS
LARGE THROUGH LOUNGE
FITTED KITCHEN
FAMILY BATHROOM
FRONT & REAR GARDENS
SOUGHT AFTER LOCATION
CLOSE TO AMENITIES
FREEHOLD
REAR ACCESS VIA SERVICE ROAD
NO UPPER CHAIN

Opaque window panel door to:

Entrance Hall

Ceiling light fitting, radiator, central heating thermostat, stairs to the first floor, smoke alarm, carpet flooring, door to:

Through Lounge

(Measuring 24' x 10')

Georgian style double glazed window to the front aspect with curtain rail, opaque window & door to the rear aspect, ceiling light fitting x 2, textured ceiling, coving, feature fire place with carved wooden mantle with marble base and surround, radiators x 2, dado rail, TV and power points, under stairs storage housing gas meter, cabinet housing mains trips and electric meter, carpet flooring, opaque

window panel wooden door to:

Kitchen

(Measuring 13' x 8'2)

Double glazed window to the rear, window to the side and window panel wooden door to the side aspects, ceiling light fitting, range of eye and base level units complete with rolled edge worksurfaces incorporating stainless steel sink drainer unit, space for cooker, space and plumbing for washing machine, radiator, power points, vinyl lino flooring, door to

Lean to

Window and door to the rear aspect and half opaque window to the side, power points, tap, carpet flooring

1st Floor Landing

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

Bedroom One

(Measuring 13'9 x 11'6)

Georgian style double glazed window to the front aspect complete with curtain pole, telephone and power points, radiators, carpet flooring

Bedroom Two

(Measuring 12'1 x 8'5)

Double glazed window to the rear aspect, ceiling light fitting, radiator, power points, carpet floor

Bathroom

Opaque double-glazed window to the rear aspect, matching 3 piece bath suite comprising panel bath with mixer taps and shower connection, hand wash basin incorporated over base level units with mixer tap and tiled splash back and WC, ceiling light fitting, textured ceiling, radiator, cabinet housing boiler, curtain rail, part tiled walls, vinyl lino flooring

EXTERNAL

Front

Paved with flower bed borders

Rear 60'

Mostly laid to lawn, plants and shrubs borders, garden shed, access via rear gate

(Rear) Off Street Parking

Access via side gate on Westacott with off street parking for 2 cars (currently land to lawn)

Price: £375000

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