



THREE BEDROOMS | OWN DRIVE | GARAGE | TWO RECEPTIONS | LARGE REAR GARDEN | GREAT LOCATION |

Lawlors Estate Agents are delighted to introduce to the sales market this three-bedroom semi detached residence situated in close proximity of the mainline Hayes and Harlington station and in the immediate surroundings of the vast regeneration of the Nestles Avenue and factory. The property offers use of a spacious lounge with a separate reception room two / diner, fully fitted kitchen and guest WC. The first floor houses three generously proportioned bedrooms and separate bathroom and WC. With the added benefits of own drive to garage, off street parking, double glazing, gas central heating and a sizeable private garden.

THREE BEDROOMS
TWO RECEPTION ROOMS
MODERN FITTED KITCHEN
GUEST WC
SEPERATE FAMILY BATHROOM & WC
OWN DRIVE TO GARAGE
OFF STREET PARKING
PRIVATE REAR GARDEN
SOUGHT AFTER LOCATION
CLOSE TO EXCELLENT AMENITIES

Opaque double glazed doors to

Porch

Wall mounted light fitting, opaque window panel wooden door to;

Entrance Hall

Ceiling light fitting, smoke alarm, alarm sensor, radiator, wall mounted mirrors, central heating thermostat, stairs to the first floor with under stairs storage, laminated wooden flooring, doors to:

Reception One

(Measuring 13'6 x 12'7)

Double glazed window to the front aspect with curtain rail, ceiling light fitting, textured ceiling, coving, feature fireplace with wooden base, mantle and surround, radiator, wall mounted light fitting, telephone, power & TV points, laminated wooden flooring, alarm sensor, laminated wooden flooring

Reception Two

(Measuring 13'5 x 11'2)

Double glazed patio doors to the rear aspect complete with curtain pole, ceiling light fitting, textured

ceiling radiator, power points, carpet flooring

Kitchen

(Measuring 9'3 x 8'6)

Opaque window panel UPVC door and window to the rear aspect, florescent ceiling light fitting, range of eye and bases level units including display units and shelving with rolled edge work surfaces incorporating stainless steel sink drainer unit complete with mixer tap, space and plumbing for washing machine, space and gas connection for cooker with extractor fan fitting, space and plumbing for dishwasher, space for fridge freezer, part tiled walls, tiled flooring

Guest WC

Window to the side aspect, light fitting, WC, carpet flooring

1st Floor Landing

Opaque double glazed window to the side aspect, ceiling light fitting, smoke alarm, loft hatch, alarm sensor, carpet flooring

Bedroom One

(Measuring 13'8 x 12'9)

Double glazed window to the front aspect complete with curtain rail, ceiling light fitting, radiator, power and TV points, 2 x fitted wardrobes units, carpet flooring

Bedroom Two

(Measuring 13'5 x 11'3)

Double glazed window to the rear aspect, ceiling light fitting, textured ceiling, radiator, airing cupboard, fire place, dado rail, power points, wall mounted shelving, carpet flooring

Bedroom Three

(Measuring 8'1 x 6'4)

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

Shower Room

Opaque window to the rear aspect, matching two piece shower suite comprising panel shower cubicle with integrated shower unit and tiled surround and pedestal hand wash basin with mixer taps and tiled splash back, ceiling light fitting, radiator, towel rail, cabinet housing boiler, fully tiled walls and flooring

Separate WC

Opaque double glazed window to the side aspect, ceiling light fitting, WC, air brick, carpet flooring

EXTERNAL

Front

Paved gardens with plants and shrubs borders, paved off street parking, garage to the side aspect, external light

Rear

Paved patio, mostly laid to lawn, greenhouse, plant / shrubs borders, covered shed to the side with additional access from the front

Garage

With up and over door

Price: £500000

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