

Warwick Crescent Hayes UB4 8RG



£400,000 FREEHOLD

Catchment area for Hayes Park & Grange Park Schools, close to transport links & local amenities, offered with a sought after no upper chain, two bed centre terraced house, entrance porch, open plan lounge dining room with modern fitted kitchen, two double first floor bedrooms & modern bathroom/wc, Upvc double glazing, gas fired central heating, good sized 89'6 rear garden, block paved off street parking for two cars.

LOCATION

With approximate distances. Warwick Avenue is off Woodrow Avenue which in turn runs between Balmoral Drive & Lansbury Drive. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is half a mile from the property. Bus services on Lansbury Drive and the Uxbridge Road provide access to local & surrounding areas along with Hayes Town & its Hayes & Harlington mainline station. The highly anticipated Cross Rail link has quoted journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. Uxbridge, Ealing & the surrounding areas. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.5 miles from the property. Local shopping facilities at the junction of Balmoral Drive and Lansbury drive are 430 yards away whilst the popular Kingshill Parade with its selection of shops, takeaways & cafes is just 525 yards from the property. Hayes Park & Grange Park Schools are within 500 yards of the property.

Property reference 7811 Council Tax Band C £1565.00 Per Annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

ENTRANCE

Entrance porch, Upvc double glazed construction under a pitched tiled roof, Upvc half double glazed entrance door with matching full height Upvc double glazed sidelight, internal hardwood part glazed door to:-

THROUGH LOUNGE DINING ROOM

Open plan ground floor accommodation comprising:- Carpeted staircase to first floor, front aspect Upvc leaded light double glazed bay window, wood effect laminate flooring, radiator, open plan with:-



KITCHEN

Modern fitted kitchen comprising:- Range of white high gloss wall & matching base & drawer units with laminated worktops over & tiled splash backs, matching breakfast bar, Inset stainless steel single bowl single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine, space for slot in oven with stainless steel extractor canopy over, space for fridge freezer, built in under stairs storage cupboard, wood effect laminate flooring, two rear aspect Upvc double glazed windows, Upvc half double glazed door to garden.



FIRST FLOOR LANDING

Carpeted flooring, access to loft, doors to:-

BEDROOM ONE Front aspect Upvc leaded light double glazed window, built on over stairs storage cupboard housing gas fired combination boiler, carpeted flooring, radiator.



BEDROOM TWO

Rear aspect Upvc double glazed window, carpeted flooring, radiator.



BATHROOM/WC

Fitted white suite comprising:- Acrylic paneled bath, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, glazed shower screen, ceramic pedestal wash hand basin, close coupled wc, fully tiled walls, tiled flooring, radiator, rear aspect Upvc double glazed window.

GARDEN

To rear 89'6 x 15'8 comprising:- Small patio area with brick raised flower bed, remainder laid to lawn, part timber paneled fencing, part hedged boundaries.

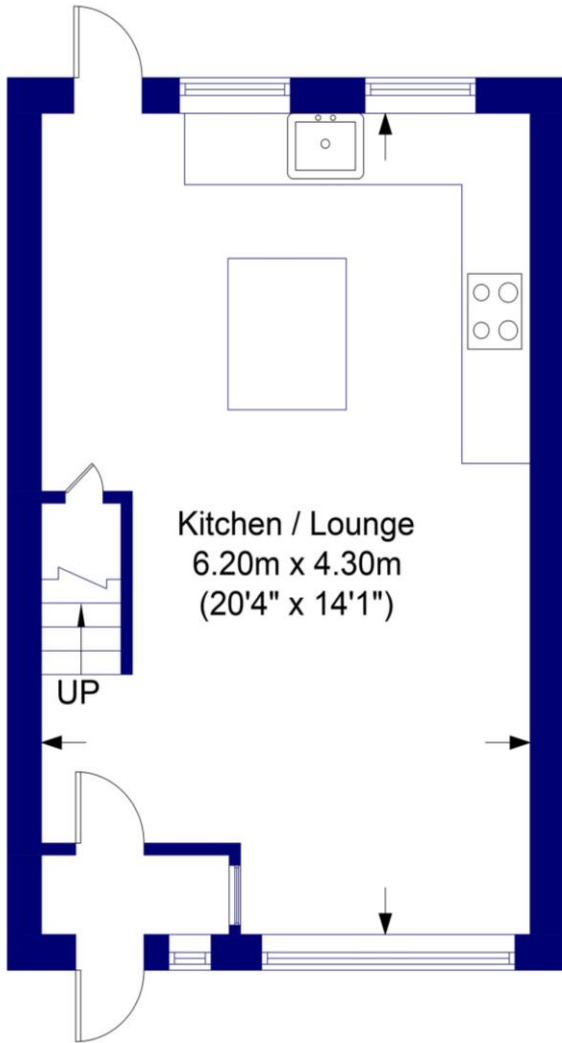


PARKING

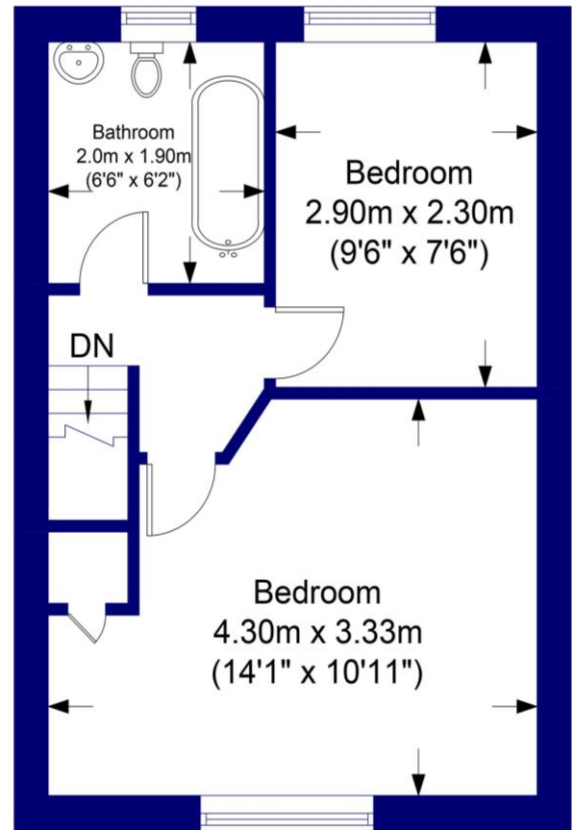
Block paved off street parking to front for two cars.



Approximate Gross Internal Floor Area : 54.89 sq m / 590.83 sq ft
Garden Measurement - (27.30m x 4.80m = 89'6" x 15'8")



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

