

Hurstfield Crescent Hayes UB4 8DN



£2400.00 Per Calendar Month

Immaculately presented, three bed, Nash A Type, semi-detached house, not been lived in since refurbishment, two reception rooms, separate newly fitted kitchen, newly fitted first floor bathroom/wc, gas central heating, double glazed, newly decorated & new floor coverings, good sized 76'5 rear garden, garage via shared drive, just 350 yards from the highly sought after Hayes Park School, viewing absolutely highly recommended, white goods included, available now.

LOCATION

With approximate distances. Hurstfield Crescent is off Balmoral Drive with the property located just 140 feet from Balmoral's junction with Raynton Drive. Local shopping facilities, & takeaways are located just 350 yards away. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is 700 yards from the property. Local bus services provide access to the local & surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line has quoted estimated 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. Lombardy Retail Park with its Sainsbury's Superstore & a selection of High Street brand shops is 1.1 miles away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.4 miles from the property.

Property Reference 7820 Council Tax Band D £1760.00 Per Annum. Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeny

ENTRANCE

Storm porch, Upvc double glazed entrance door to:-

HALLWAY

Front aspect aluminium double glazed window, carpeted staircase to first floor with storage cupboard under, wood effect laminate flooring, smoke alarm, radiator, Oak veneered doors to:-

LOUNGE

Front aspect, hardwood framed, aluminium double glazed, bay window with Venetian window blind, feature fireplace with timber surround, marble back & hearth, inset low voltage ceiling lighting, carpeted flooring, radiator.



DINING ROOM

Side aspect Upvc double glazed window with Venetian window blind, built in under stairs storage cupboard housing gas fired combination boiler, feature fireplace with timber surround, tiled back & hearth, built in low level storage cupboards to alcoves, inset low voltage ceiling lighting, wood effect laminate flooring, radiator, Upvc double glazed sliding patio doors to garden, Oak veneered door to:-



KITCHEN

Newly fitted kitchen comprising:- Range of Shaker style wall units with cornice & light rails, matching base & drawer units with oak worktops over & Metro style, ceramic tiled splash backs, inset single bowl, single drainer sink unit with monobloc mixer taps, free standing washer dryer & fridge freezer, fitted oven with ceramic hob & stainless steel extractor canopy over, smoke alarm, vinyl flooring, rear aspect Upvc double glazed window, Upvc double glazed door to garden.

FIRST FLOOR LANDING

Side aspect Upvc double glazed window, access to loft, smoke alarm, carpeted flooring, doors to:-

BEDROOM ONE

Front aspect Upvc double glazed window with Venetian window blind, inset low voltage ceiling lighting, built in deep double wardrobe to alcove, carpeted flooring, radiator.



BEDROOM TWO

Rear aspect Upvc double glazed window with Venetian window blind, inset low voltage ceiling lighting, built in deep double wardrobe to alcove, carpeted flooring, radiator.

BEDROOM THREE

Front aspect Upvc double glazed window, inset low voltage ceiling lighting, carpeted flooring, radiator.



BATHROOM/WC

Newly fitted white suite comprising:- Acrylic paneled D shaped shower bath, wall mounted thermostatic bath filler/shower control, fixed rainfall style shower head, folding glazed shower screen, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, concealed cistern wc with push button flush, mostly tiled walls, tiled flooring, chrome ladder style radiator, inset low voltage ceiling lighting, extractor fan, side aspect Upvc double glazed window.

REAR GARDEN

Very good sized 76'5 x 24'3 rear garden comprising:- Paved patio area, remainder laid lawn with part shrub borders, timber paneled fencing, footpaths the bottom of the garden & to garage access door, plastic garden storage box, timber gate to shared drive.



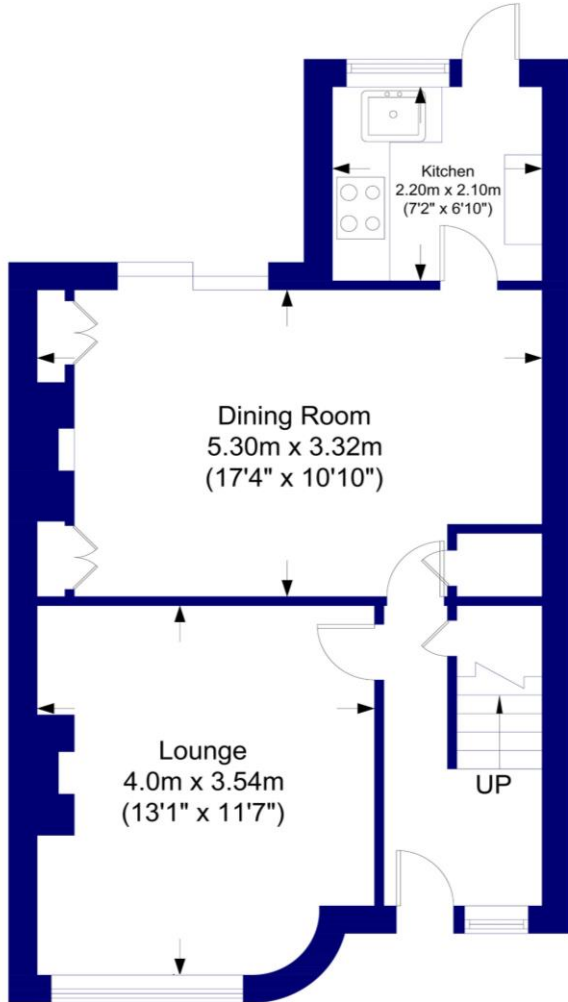
FRONT GARDEN

Block paved with brickwork boundary walling.

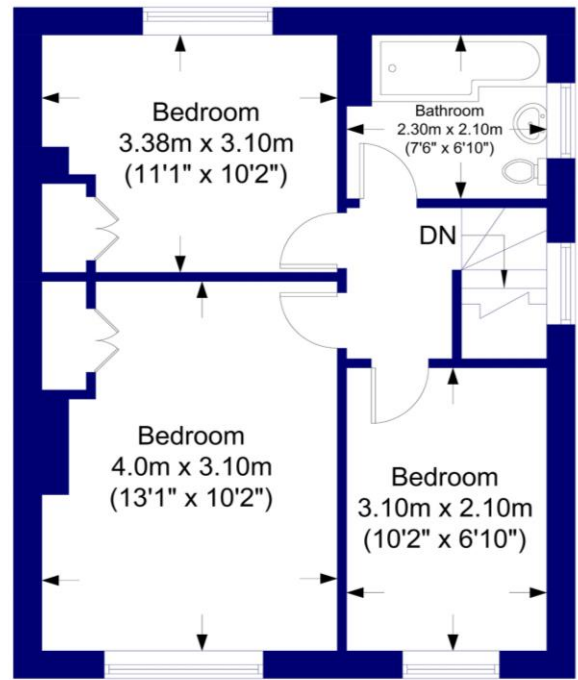
GARAGE

Detached, brick & pebble dashed construction under a pitched corrugated roof, up and over door, accessed via a wide shared drive.

Approximate Gross Internal Floor Area : 77.66 sq m / 835.92 sq ft
Garden Measurement - (23.30m x 7.40m = 76'5" x 24'3")



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

