

## Brentford Close Hayes UB4 9QG



### £2000.00 Per Calendar Month

Two bed semi-detached house, 1980s Bovis built, located on the popular Yeading Marina development, presented in very good order throughout, entrance porch, lounge, separate luxury fitted kitchen diner, two first floor bedrooms & luxury shower room/wc, gas central heating, double glazed, garden, garage & parking, mostly furnished, available mid December to mid January, viewing highly recommended.

#### LOCATION

With approximate distances. Brentford Close is located off Paddington Close which in turn is off Glencoe Road. Tesco Yeading's Super Store, Starbucks Coffee Shop, Burger King, B & Q and the B & M retail outlet are half a mile away from the property. Local Bus services provide access to the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its highly anticipated Cross Rail link 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. The A 312 Hayes Bypass providing access to the A40, M25, Heathrow & the M4 is 700 yards from the property. Willowtree Marina itself with the popular Lock & Quay Restaurant & Bar is located on the Paddington Arm of the Grand Union Canal just over a mile from the property.

Property Ref 7760 Council tax band D £1760.00 Per annum Epc Rating E

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE

Brick built entrance porch under a pitched tiled roof, hardwood single glazed entrance door, hardwood single glazed front & side aspect windows, interior Upvc part double glazed door to:- **ENTRANCE HALL**  
Coved ceiling, wood effect laminate flooring, radiator, carpeted staircase to first floor, door to:-

## LOUNGE

Front aspect Upvc double glazed window, coved ceiling, built in under stairs storage cupboard, wood effect laminate flooring, L shaped corner sofas, radiator, door to:-



## KITCHEN

Recently fitted luxury kitchen comprising:- Range of Grey high gloss wall units with cornice & light rails, matching base & drawer units with laminated worktops over & tiled splash backs, inset resopal single bowl single drainer sink unit with monobloc mixer taps, free standing washing machine, tumble dryer & fridge freezer, cooking appliances to include fitted oven & gas hob with extractor canopy over, concealed wall mounted central heating combination boiler, tiled flooring, inset low voltage ceiling lighting, radiator, table & chairs, rear aspect Upvc double glazed window, Upvc double glazed door to garden.



## FIRST FLOOR LANDING

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

## BEDROOM ONE

Front aspect Upvc double glazed window, carpeted flooring, built in wardrobes with part mirror fronted sliding doors, radiator.



## BEDROOM TWO

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



## SHOWER ROOM/WC

Luxury fitted white suite comprising:- Fully enclosed corner entry shower cubicle, wall mounted thermostatic shower control, fixed shower head, adjustable riser rail, flexible hose & detachable shower head, off the floor vanity drawer unit with ceramic wash hand basin & monobloc mixer taps, close coupled wc with push button flush, fully tiled walls, tiled flooring, chrome ladder style radiator, inset low voltage ceiling lighting, rear aspect Upvc double glazed window.

## GARDENS

To rear 31'9 x 18'4 comprising, paved patio area, remainder laid to lawn, part brickwork boundary walling, remainder timber paneled fencing, timber gate to front of the property. To front laid to lawn.



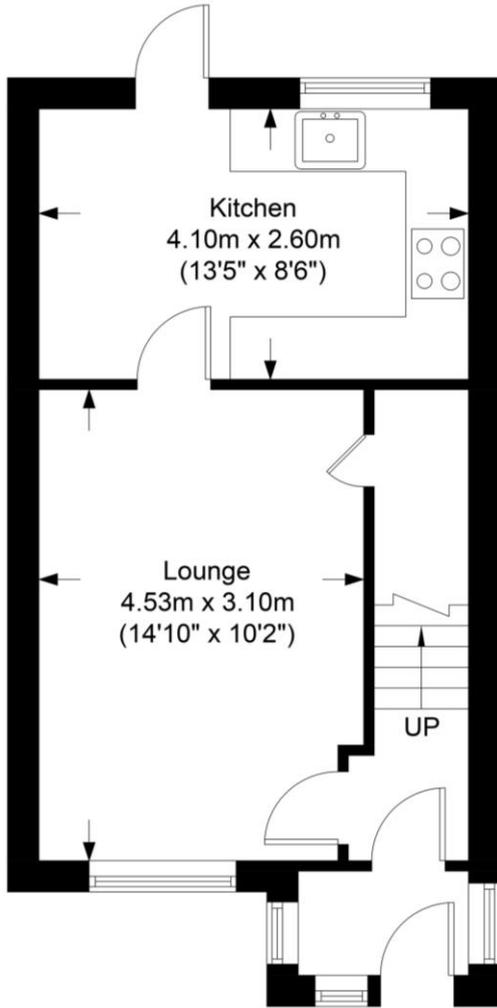
## GARAGE

In a block opposite the property, Brick construction under a pitched tiled roof, up and over door.

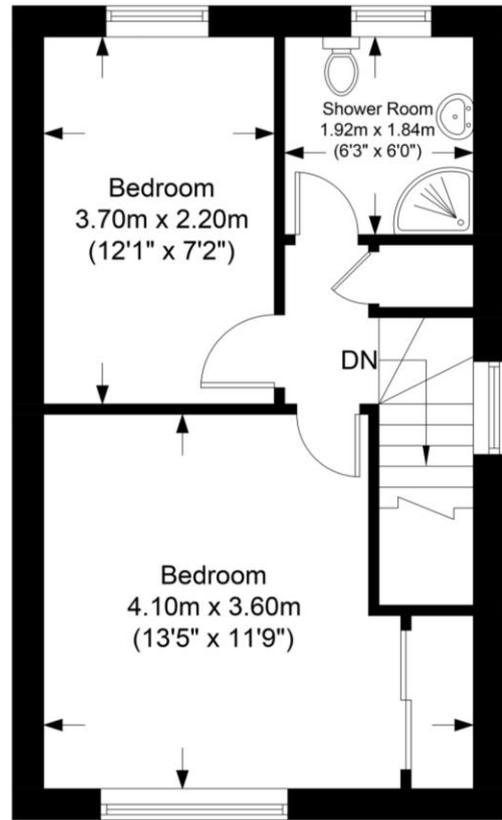
## PARKING

To the front of the garage for one car.

Approximate Gross Internal Floor Area : 61.07 sq m / 657.35 sq ft  
Garden Measurement - (9.70m x 5.60m = 31'9" x 18'4")



Ground Floor



First Floor



Illustration purposes only. All measurements are approximate.

