

Brentford Close Hayes UB4 9QG



£1950.00 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 late October, 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 popular Elizabeth Line 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 £1952.00 Per annum Epc Rating E

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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.



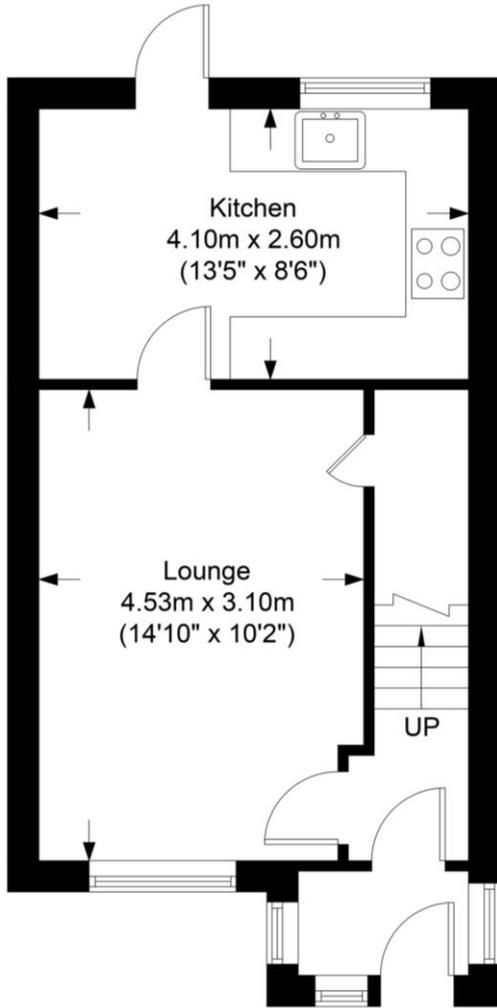
GARAGE

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

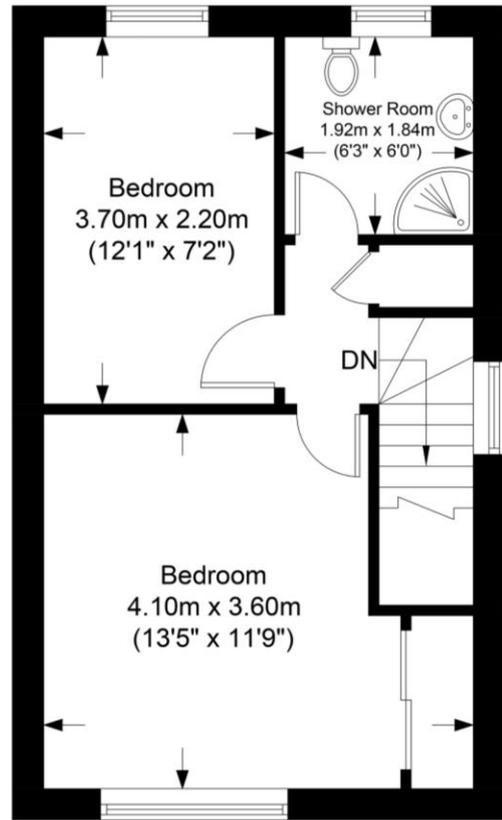
PARKING

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.

