# phillip laurence

## Warwick Crescent Hayes UB4 8RG



### £470,000 Freehold

Two bed extended end of terraced house, entrance porch, through lounge dining room, extended fitted kitchen, additional ground floor wc, two double bedrooms, modern fitted first floor bathroom/wc, gas central heating, double glazed, very good sized 90' garden, off street parking, retiled roof, popular North Hayes location, catchment area for Hayes Park & Grange Park schools, no upper chain.

#### LOCATION

With approximate distances the property is located on Warwick Avenue which is off Woodrow Avenue & in turn Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is approximately half a mile from the property. Bus services on Lansbury Drive and the Uxbridge Road provide access to Uxbridge, Ealing & the surrounding areas along with 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. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1 mile from the property. Local shopping facilities at the junction of Balmoral drive and Lansbury drive are located 350 yards away whilst Kingshill Avenue's popular shopping parade is 700 yards from the property.

#### Property reference 7822 Council Tax Band D £1760 Per annum Epc rating D

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney









#### **ENTRANCE**

Brick & Upvc double glazed entrance porch, Upvc double glazed entrance door, front aspect Upvc double glazed windows, tiled flooring, internal hardwood part glazed entrance door to:-

#### **HALLWAY**

Carpeted staircase to first floor, wood effect laminate flooring, radiator, Georgian style glazed door to:-

#### THROUGH LOUNGE

Front aspect Upvc double glazed window, built in under stairs storage cupboard, wood effect laminate flooring, radiators, door to cloakroom, Georgian style single glazed double doors to kitchen diner.









#### **KITCHEN DINER**

Extended to rear comprising:- A range of fitted shaker style wall cupboards with cornice & light rails incorporating open shelf end display cabinet, matching base units with laminated worktops over incorporating matching breakfast bar, inset stainless steel one & a half bowl single drainer sink unity with monobloc mixer taps, under counter space for washing machine & tumble dryer or dishwasher, built in double oven, fitted gas hob with stainless steel extractor over, space for fridge freezer, tiled flooring, inset low voltage ceiling lighting, roof skylight, radiator, rear aspect Upvc double glazed window, Upvc double glazed doors to garden.









#### **CLOAKROOM**

White suite comprising:- Close coupled wc with push button flush, pedestal wash hand basin, built in boiler cupboard with gas fired combination boiler, half tiled walls, tiled flooring.

#### FIRST FLOOR LANDING

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

#### **BEDROOM ONE**

Front aspect Upvc double glazed window, built in double wardrobe, carpeted flooring, radiator.





#### **BEDROOM TWO**

Rear aspect Upvc double glazed window, access to loft, wood effect laminate flooring, radiator.





#### **BATHROOM**

Modern fitted white suite comprising:- Paneled steel bath with bath/shower mixer taps, flexible hose & shower head, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, glazed hinged shower screen, pedestal wash hand basin with monobloc mixer tap, close coupled wc with push button flush, chrome ladder style radiator, vinyl flooring, part mosaic tiled walls, paneled ceiling with inset low voltage lighting, rear aspect Upvc double glazed window, flooring, radiator.





#### **GARDEN**

To rear approximately 90' including storage shed, crazy paved patio area, remainder laid to lawn, part blockwork walling, mostly timber paneled fencing, timber gate to shared alleyway, approximately 16'5 x 8'2 precast concrete storage shed with corrugated roofing. In our opinion as with neighboring properties the garden is of a sufficient size for the erection of a garden room, whilst leaving a good amount of garden area remaining, (subject to consents).









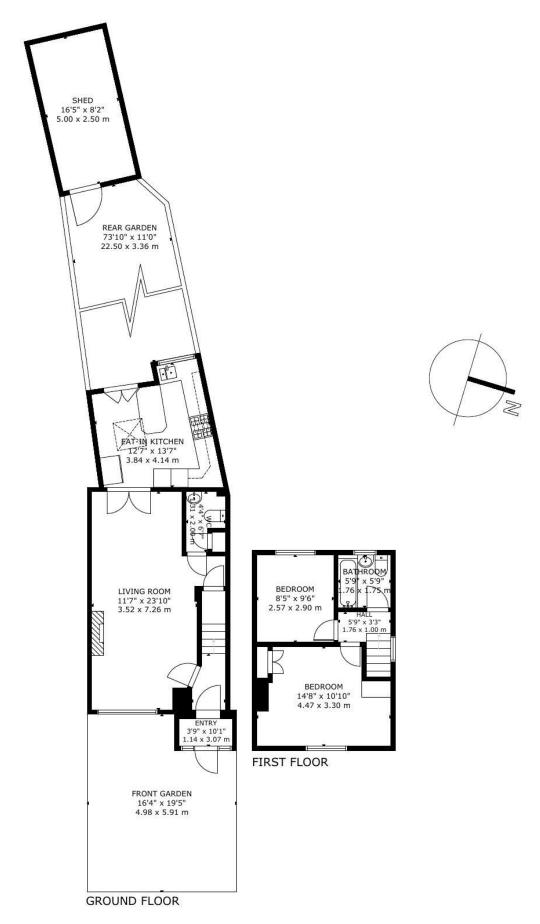
#### **PARKING**

Block paved off street parking to the front of the property, part brickwork boundary walling..

#### **COUNTRYSIDE**

600 yards from the property is the entrance to Grange Park & Bellmore Playing Fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods, areas of traditional countryside character, a haven for birds & wildlife with its wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south. To the South of Bellmore the trail leads all the way down to the Grand Union Canal through other areas of open countryside.





GROSS INTERNAL AREA TOTAL: 77 m²/833 sq.ft

