

## **Barnard Gardens Hayes UB4 9ER**



### **£315,000 Leasehold**

Two bed maisonette, presented in very good order throughout, purpose built first floor, own private entrance, lounge dining room, separate modern fitted kitchen, luxury bathroom/wc, gas central heating, double glazed, direct access to large 70'6 private rear garden, 90 year lease, extended 125 year lease by negotiation, off street parking for two cars, early enquiries for viewing's highly recommended, to be sold with vacant possession or as a buy to let as currently tenanted at £1500.00 Per calendar month.

#### **LOCATION**

With approximate distances. Barnard Gardens is off Stratford Road which runs between Chatsworth Road & Shakespeare Avenue. The property itself is 350 yards from the junction of Yeading Lane & Willow Tree Lane with it's local shopping facilities. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is just a mile away. As is the Lombardy Retail Park with it's Sainsbury's superstore & a selection of well-known High Street brand shops. Local bus services providing access to Uxbridge, Ealing & the surrounding areas along with Hayes Town with it's Hayes & Harlington mainline station. The highly anticipated cross rail link has 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 along with the Tesco's Yeading superstore, B&Q & B&M are 0.8 a miles from the property.

**Property reference 7751 Council Tax band C £1565.00 Per annum EPC Rating C**

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## PRIVATE ENTRANCE

Storm porch under a pitch tiled roof, Upvc part double glazed entrance door to:-

**GROUND FLOOR LOBBY** Carpeted flooring & staircase to first floor with storage space under, radiator, Upvc double glazed door to garden.

## FIRST FLOOR LOBBY

Front aspect Upvc double glazed window, carpeted flooring, door to:-

## LOUNGE

Front aspect, part stained glass leaded light, Upvc double glazed bay window, coved ceiling with inset low voltage lighting, carpeted flooring, feature fireplace with inset electric fire, radiator, door to:-



## INNER LOBBY

Carpeted flooring, access to loft space with gas fired central heating boiler, built in storage cupboard, doors to:-

## KITCHEN

Comprising:- Range of white high gloss wall units with cornice & light rails incorporating open shelving cabinets, matching base units with laminated work tops over with glass upstands & mosaic tiling, Resopal single bowl single drainer sink unit with monobloc mixer taps, plumbing and space for washing machine, space for tumble dryer integrated fridge freezer, built under oven, fitted glass hob, glass splash back & extractor unit over, vinyl flooring, inset low voltage ceiling lighting, built in storage cupboard, rear aspect, Upvc double glazed window.



## BEDROOM ONE

Rear aspect, Upvc double glazed window, carpeted flooring, part coved ceiling with inset low voltage lighting, radiator.



## BEDROOM TWO

Front aspect, part stained glass leaded light, Upvc double glazed window, carpeted flooring, radiator.





## BATHROOM

Luxury fitted white suite comprising:- Steel paneled bath with bath filler lever taps, wall mounted thermostatic shower control with flexible hose, adjustable rail & detachable shower head, ceramic wash hand basin with monobloc mixer taps & white high gloss vanity unit under, close coupled wc with push button flush, fully tiled walls, tiled flooring, Upvc clad ceiling, chrome ladder style radiator, rear aspect Upvc double glazed window.

## GARDEN

To rear 70'6 x 17'7 with direct access from the property comprising:- Paved two tier patio area, remainder laid to lawn with paved footpath, timber shed, timber paneled fencing, timber access gate to the front of the property.



## PARKING

Off street parking to front for 2 cars.

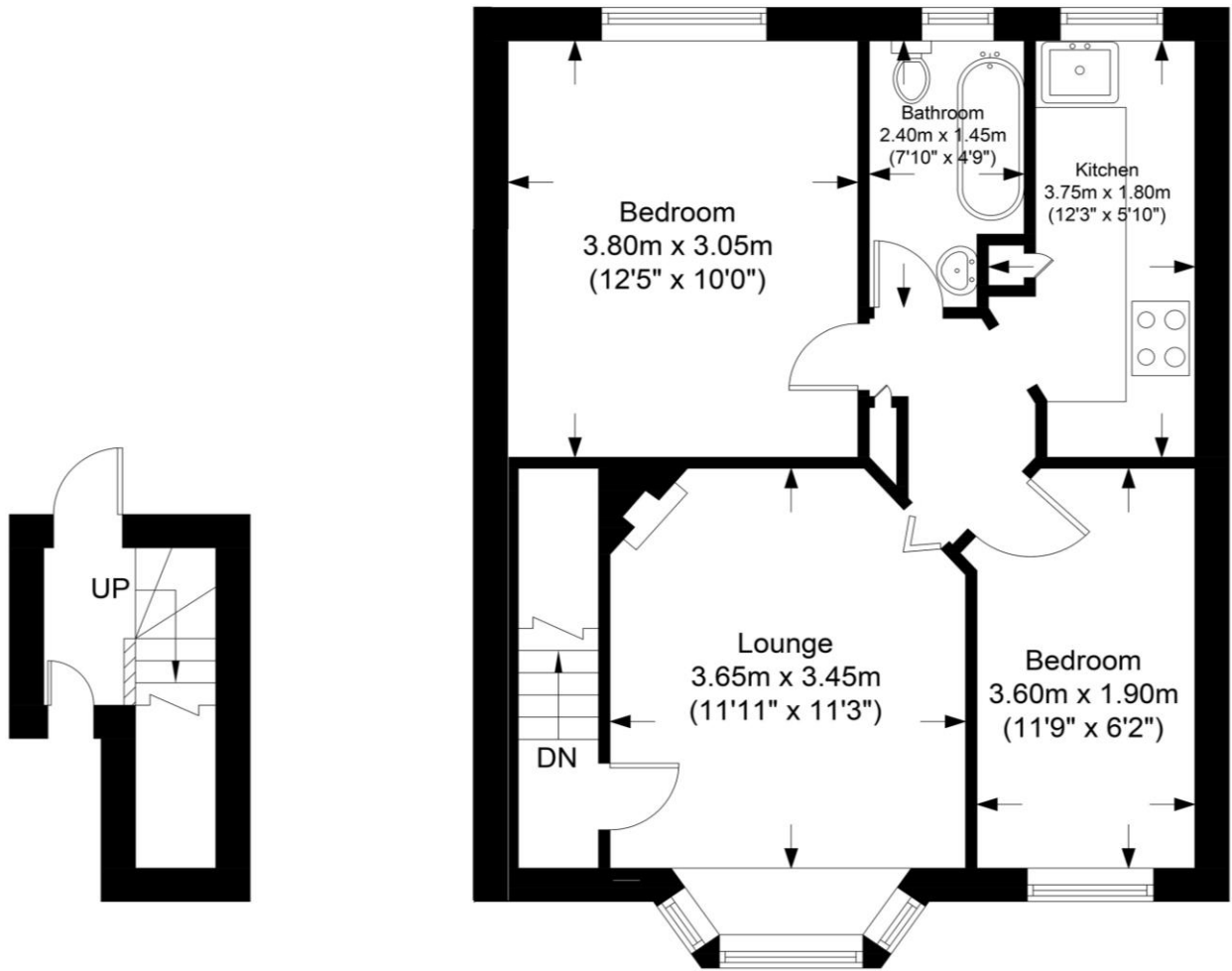
**LEASE** 90 Years (as advised) Extended 125 year lease available by negotiation.

## COUNTRYSIDE

350 yards from the property is Belmore open space & 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 it's 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.



Approximate Gross Internal Floor Area : 48.44 sq m / 521.40 sq ft  
Garden Measurement: 21.5m x 5.4 (70'6" x 17'7")



Ground Floor

First Floor

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Illustration Purposes only. All measurements are approximate and no responsibility is taken for the accuracy of the floorplan. Not meant for purposes of valuation.

