

Woodrow Avenue Hayes UB4 8QJ



£579,950 Freehold

Early viewing highly recommended, offering sizeable accommodation throughout, sure to be very popular, extended three/four double bed end of terrace house, double fronted, double side & part rear extension, through lounge dining room, additional reception room/bedroom four, separate fitted kitchen, cloakroom, utility room, three double first floor bedrooms with space & potential to add an en-suite or create another additional bedroom, central heating, double glazed, very well-kept mature front, rear & side gardens, very wide frontage, off street parking for four cars, popular North Hayes location just 350 yards from the Uxbridge Road.

LOCATION

With approximate distances. Woodrow Avenue crosses over Balmoral drive with the property itself on the Woodstock Gardens end of Woodrow Avenue. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is 350 yards away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is just over a mile away. Local bus services provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line 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. Lombardy Retail Park with its high street brand shops & Sainsbury's superstore is one mile from the property. Hayes Park School, the popular Beck Theatre & Barra Hall Ten Acre Park & Botanical Gardens are located within just 520 yards of the property.

Property Reference 7834 Council Tax Band D £1864.00 Per annum Epc Rating D

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey

ENTRANCE

Brick & Upvc double glazed entrance porch under a pitched tiled roof, Upvc double glazed entrance door, front & side aspect Upvc double glazed windows, tiled flooring, internal timber glazed door to:-
ENTRANCE LOBBY Wood effect laminate flooring, carpeted staircase to first floor landing, door to:-

THROUGH LOUNGE DINING ROOM

Front aspect Upvc double glazed bay window, wood effect laminate flooring, under stairs storage cupboard, radiators, Upvc double glazed French doors to garden, door to sitting room half glazed double doors to kitchen.



ADDITIONAL RECEPTION ROOM/BEDROOM FOUR

Extended to side, front aspect Upvc double glazed window, wood effect laminate flooring, radiator.



KITCHEN

Fitted kitchen comprising:- Range of wall units with light rails & under cabinet lighting, matching base & drawer units with laminate worktops over, stainless steel one & a half bowl, single drainer sink unit with monobloc mixer taps, space for slot in cooker, part tiled walls, tiled flooring, inset low voltage lighting, rear aspect Upvc double glazed window, Upvc double glazed door to utility room & door to cloakroom.





UTILITY ROOM

Brick & Upvc double glazed construction under a pitched tiled roof, rear & side aspect Upvc double glazed windows, plumbing & space for washing machine & tumble dryer, space for full height fridge & freezer, Upvc double glazed door to garden,

CLOAKROOM

White suite comprising low level wc, ceramic cloakroom basin & storage cupboard under, wall mounted gas conventional boiler, built in storage cupboard, tiled flooring, rear aspect Upvc double glazed window

FIRST FLOOR LANDING

Wood effect laminate flooring, doors to:-

BEDROOM ONE

Extended to side, front & rear aspect Upvc double glazed windows, carpeted flooring, radiator. It is our opinion that this bedroom is of an adequate size to add en-suite facilities. Alternatively with windows to front & rear it is possible to split this sizeable room to create a fourth bedroom.



BEDROOM TWO

Front aspect Upvc double glazed window, built in airing cupboard with hot water cylinder, recessed over stairs storage cupboard wood effect laminate flooring, radiator.



BEDROOM THREE

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



BATHROOM

Modern fitted white suite comprising:- Steel panelled bath with lever bath filler mixer taps, wall mounted thermostatic shower control with flexible hose, adjustable riser rail, & detachable shower head, folding glazed shower screen, ceramic countertop wash hand basin with lever Monobloc mixer taps & vanity cupboard under, close coupled wc with push button flush, fully tiled walls, radiator, mostly tiled walls, vinyl flooring, rear aspect Upvc double glazed window.



GARDENS

To rear & side & front of the property offering a very good overall area of around 1392 square feet or 192 square meters. Very well-kept & mature garden comprising:- To the rear of the through lounge French doors laid to artificial grass with shingle boarder leading to rear garden. To the rear of the utility room fully York Stone paved with inset artificial lawn area, well stocked shrub border, part brickwork boundary walling remainder timber panelled fencing. Wrapping round to the side of the property further garden area with artificial lawn, timber panelled fencing, brickwork screening wall with access to storage area & garden shed with laurel hedge boundary to front.



FRONT GARDEN

Laid to lawn with well stocked mature shrubs, brickwork boundary walling.

PARKING

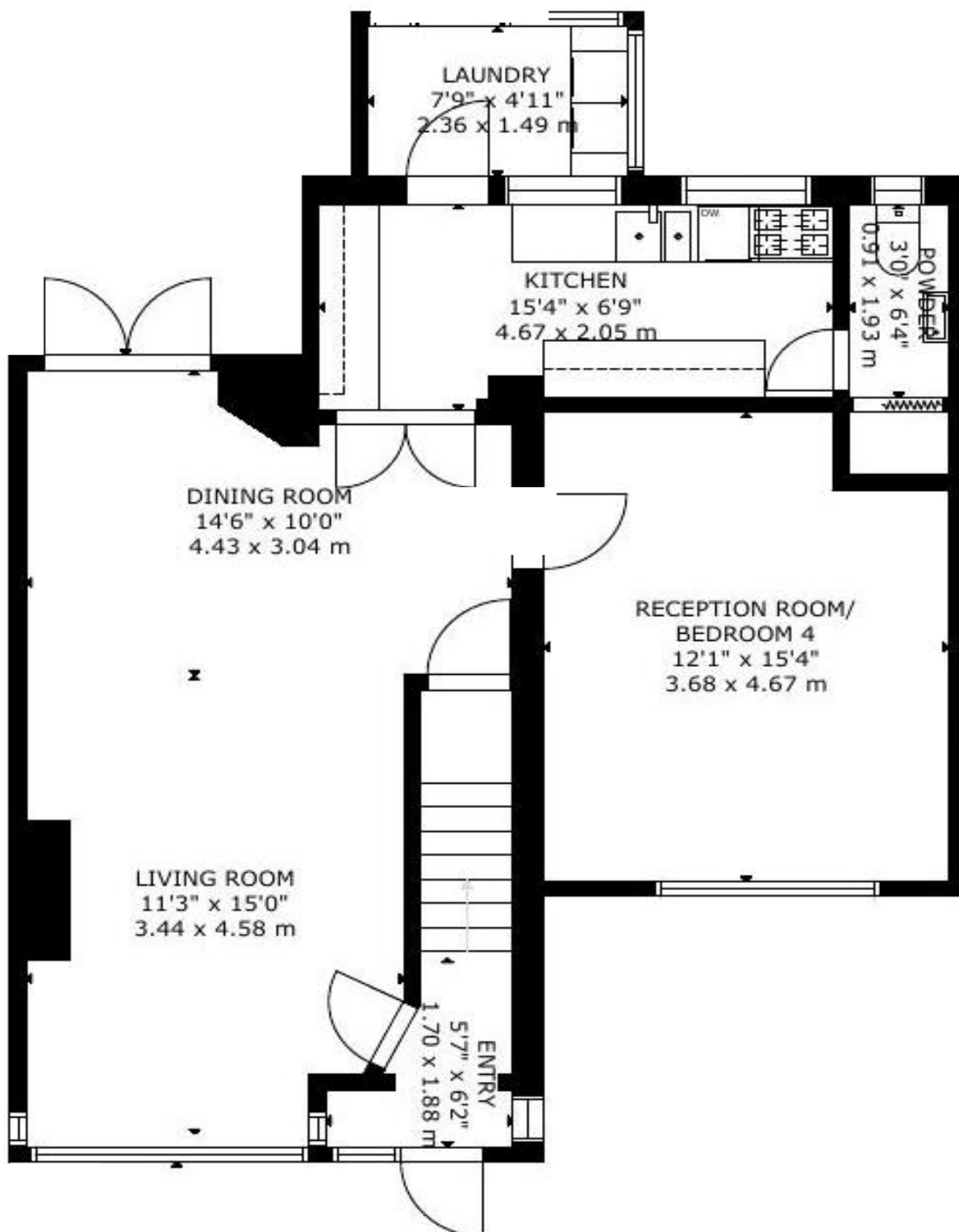
Very wide frontage with hard standing providing off street parking to four cars, potential for further parking utilising remaining front garden if required.

POTENTIAL

It is of our opinion that whilst this is a fine family home it may also to be attractive to investors. With the accommodation on offer it may well be possible to convert to a HMO or indeed split into separate units. Subject to the required consents.



FLOOR PLAN GROUND FLOOR



GROSS INTERNAL AREA

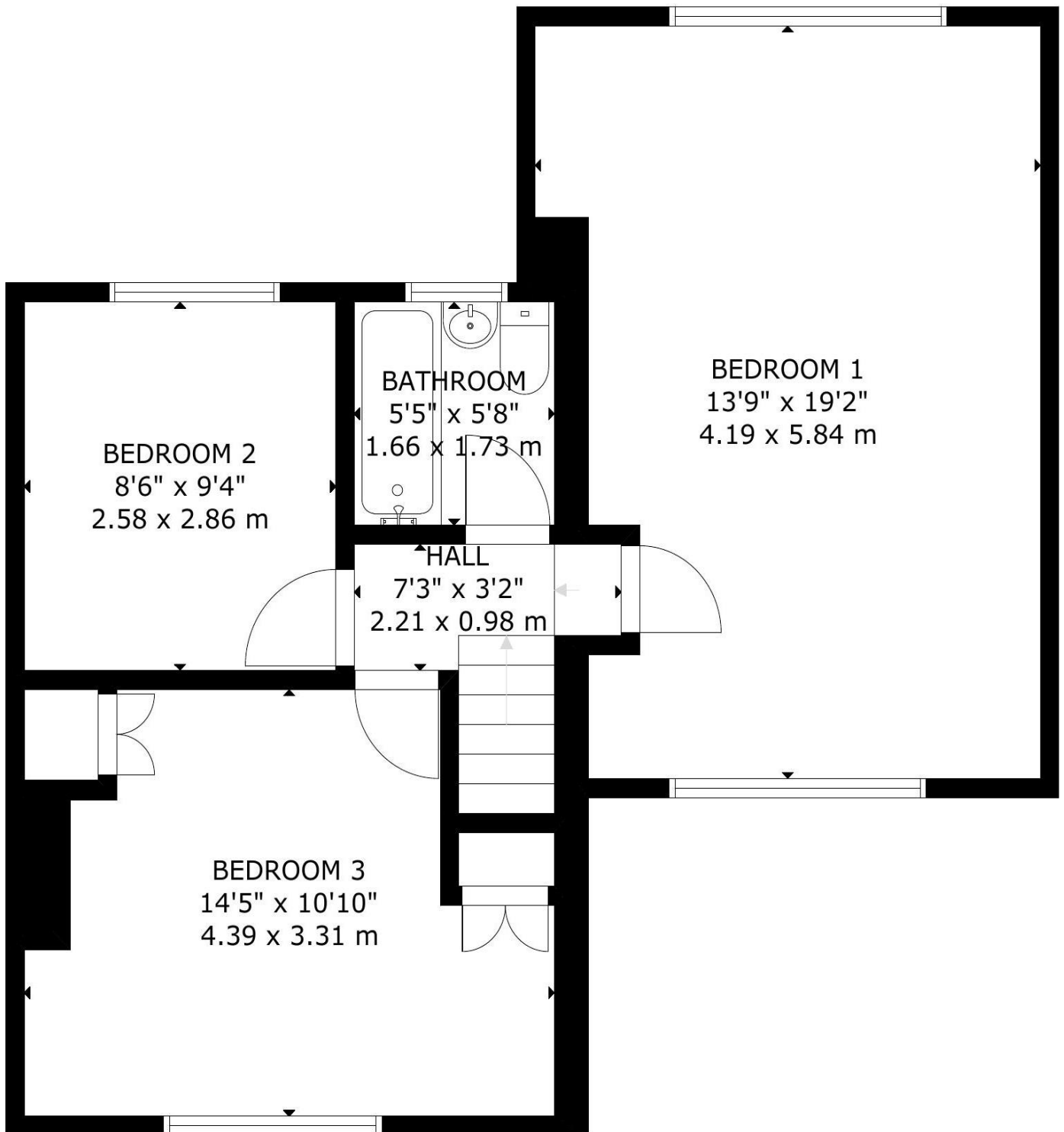
TOTAL: 120 m²/1,289 sq.ft

GROUND FLOOR: 68 m²/734 sq.ft, FIRST FLOOR: 52 m²/555 sq.ft

EXCLUDED AREA: GARDEN: 129 m²/1,392 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR PLAN FIRST FLOOR



GROSS INTERNAL AREA

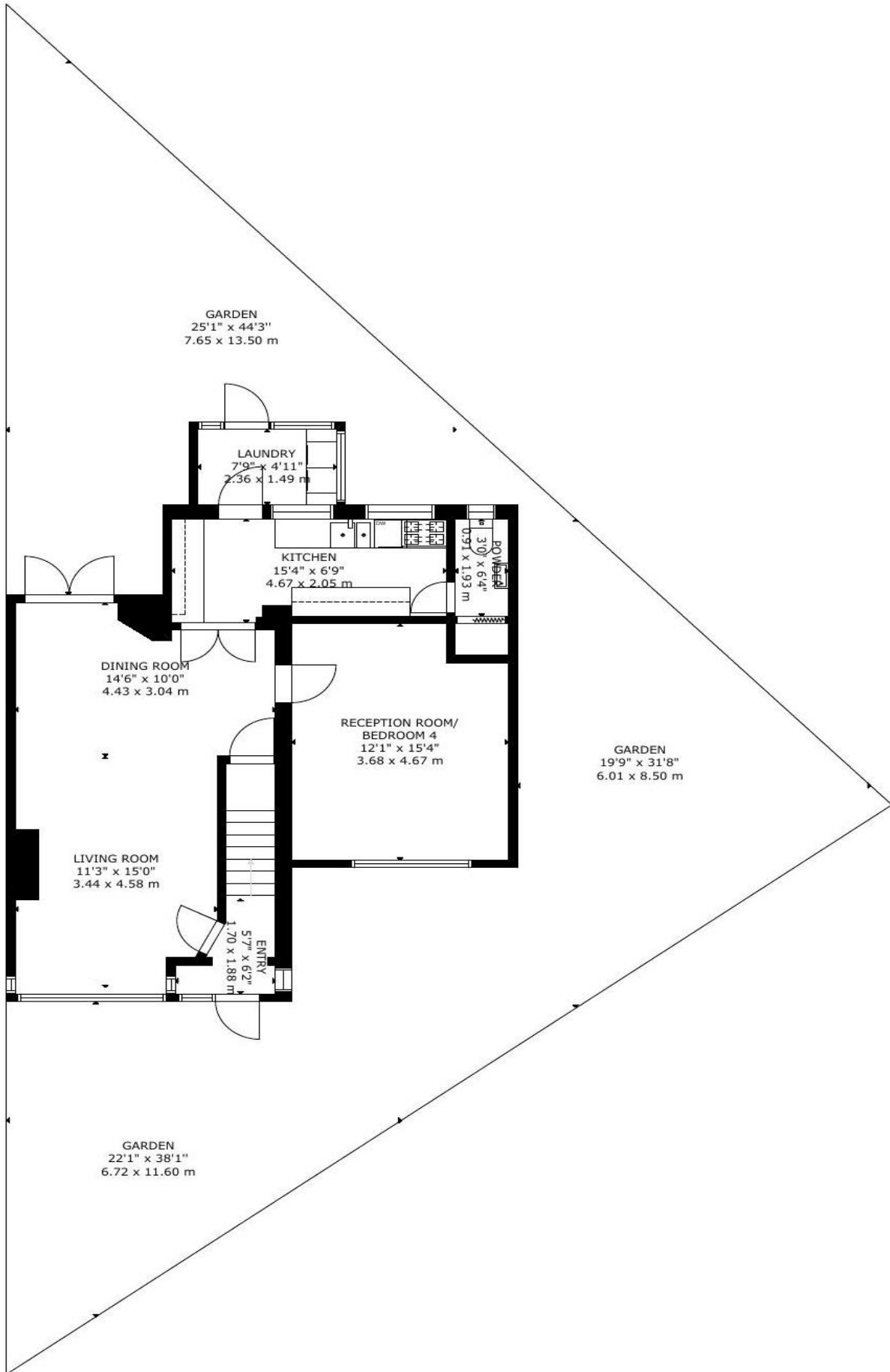
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FLOOR PLAN PLOT



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