

## Avon Close Hayes UB4 9AH



### £325,000 Leasehold

Presented in good order throughout, cul-de-sac location, two bed maisonette, purpose built ground floor, own private entrance, Upvc double glazed entrance porch, lounge dining room, separate kitchen, two double bedrooms, gas central heating, double glazed, 102 year lease, very good sized 76'9 rear garden, long frontage, off street parking for one car with potential to create additional spaces, viewing recommended.

#### LOCATION

With approximate distances. Avon Close is a cul-de-sac, located off Shakespeare Avenue which is off Yeading Lane. The property itself is 175 yards from the junction of Yeading Lane & Willow Tree Lane with its popular local shopping facilities. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is just under a mile away. As is the Lombardy Retail Park with its 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 popular 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 along with the Tesco's Yeading superstore, B&Q & B&M are just over half a mile from the property. 500 feet away is Belmore open space with an abundance of parkland, playground & outside Gymnasium & access to open countryside via the Hillingdon Trail.

Property reference 7835 Council Tax band C £1657.00 Per annum EPC Rating TBC

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## PRIVATE ENTRANCE

Upvc double glazed entrance porch under a pitched tiled roof, wood effect Upvc double glazed door, dual side aspect Upvc double glazed windows, internal hardwood part single glazed leaded light & stained glass entrance door to:- **LOBBY** wood effect laminate flooring, storage space, doorway to:-

## LOUNGE DINING ROOM

Front aspect Upvc double glazed bay window, coved ceiling, picture rails, wood effect laminate flooring, radiator, doorway to:-



## INNER HALLWAY

Wood effect laminate flooring, doors to bathroom & bedrooms, opening onto kitchen.

## KITCHEN

Modern fitted kitchen comprising:- Range of white high gloss wall & matching base units with oak effect laminated worktops over, resopal single bowl single drainer sink unit with monobloc mixer taps, plumbing and space for washing machine, space for tumble dryer & fridge freezer, built in oven with fitted microwave over, fitted ceramic glass hob, part metro style wall tiling, wall mounted combination boiler with bin space under, wood effect laminate flooring, coved ceiling with inset low voltage lighting, radiator, rear aspect Upvc double glazed window & Upvc double glazed door to garden.



## BEDROOM ONE

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



## BEDROOM TWO

Front aspect Upvc double glazed window, wood effect laminate flooring, radiator

## BATHROOM

White fitted suite comprising:- Acrylic paneled P shaped shower bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, pedestal wash hand basin, close coupled wc with push button flush, part tiled walls, vinyl flooring, chrome ladder style radiator, rear aspect Upvc double glazed window.



## REAR GARDEN

Very good sized private rear garden 76'9 in length comprising:- Hard standing patio area, remainder laid to lawn with shrub & flower border, part timber paneled fencing, timber gate providing access to the front of the property.





## FRONT GARDEN

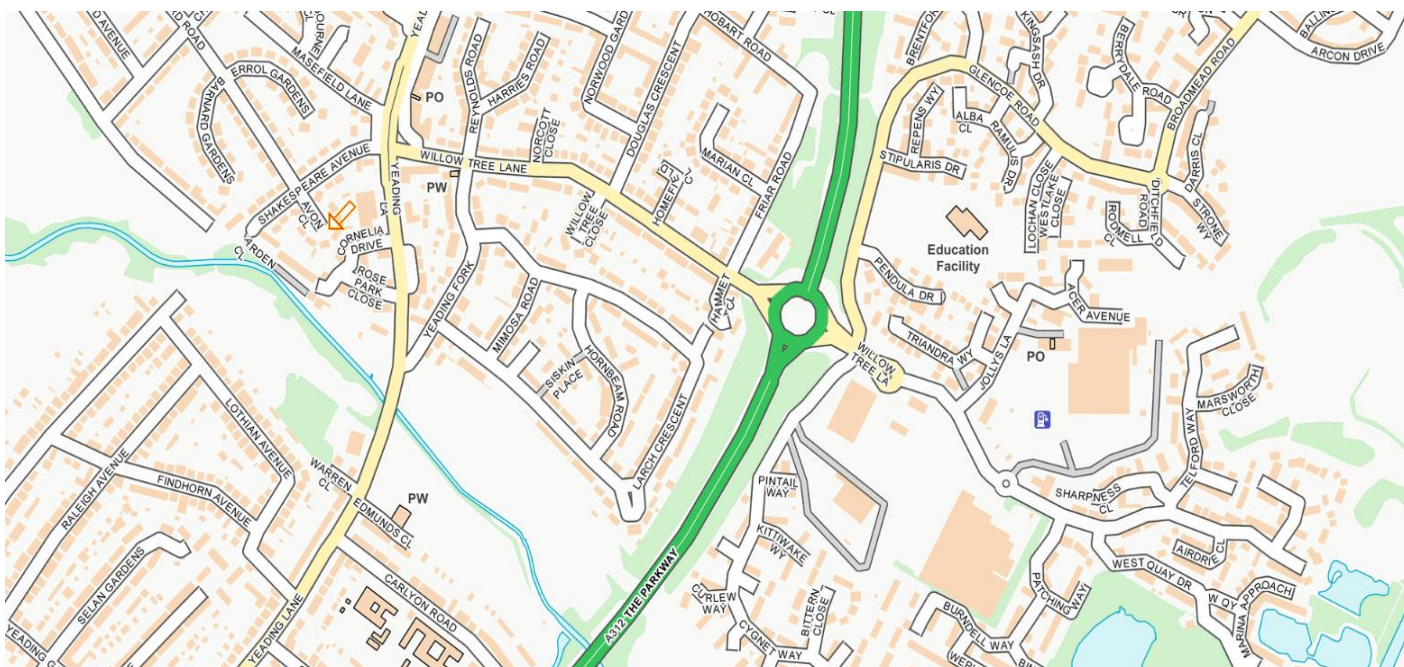
Laid to lawn



## PARKING

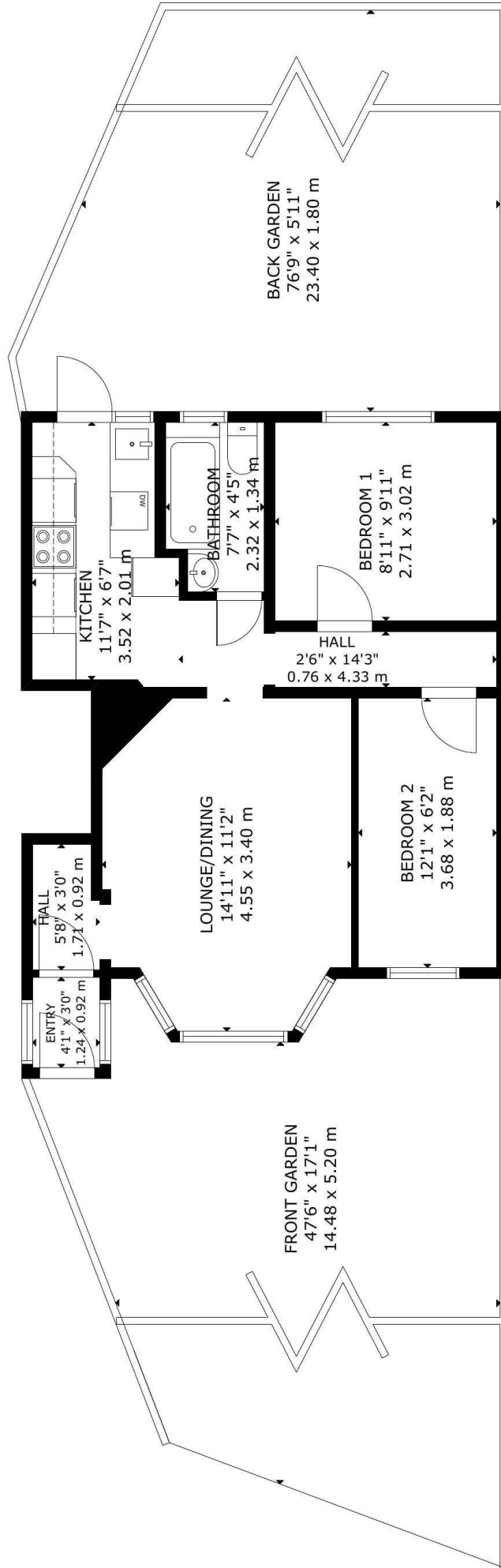
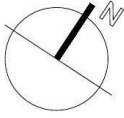
Off street parking to the front for 1 car with potential to create additional spaces.

**LEASE** 102 Years remaining (as advised)



## COUNTRYSIDE

Approximately 500 feet the property is Belmore open space & playing fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeadon 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 Yeadon Brook running along the western side of the woodland in the north and the eastern edge in the south. To the far North the 20 mile trail starts or finishes depending on your direction of travel at the Maple lodge Nature Reserve at Maple Cross. Going South on the trail it continues through Belmore Open Space & all the way to the Grand Union Canal & beyond. Finally finishing at Cranford Countryside Park in Cranford.



GROSS INTERNAL AREA  
TOTAL: 48 m<sup>2</sup>/518 sq ft

GROUND FLOOR: 48 m<sup>2</sup>/518 sq ft

EXCLUDED AREA: FRONT GARDEN: 72 m<sup>2</sup>/780 sq ft; BACK GARDEN: 117 m<sup>2</sup>/1,263 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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