

Woodstock Gardens Hayes UB4 8BA



£409,950 Freehold

No upper chain, early viewing recommended, sure to be very popular, long frontage, two bed centre terraced house, entrance porch, lounge, kitchen dining room, small Upvc double glazed lean-to, first floor bathroom/wc, double glazed windows, electric heating, 65'7 rear garden with brick built outhouse, off street parking with potential for additional parking, requires some updating, popular North Hayes location, 350 yards from the Uxbridge Road.

LOCATION

With approximate distances. Woodstock Gardens is a crescent situated off Lansbury Drive. The property itself is located at the junction of Woodstock Gardens & 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 700 yards of the property.

Property Reference 7817 Council Tax Band C £1657.00 Per annum Epc Rating E

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey

ENTRANCE

Enclosed entrance porch under a pitched tiled roof, Upvc, part stained glass, leaded light, double glazed entrance door, front aspect full height Upvc double glazed window, timber, part stained glass, leaded light, internal door to:-

ENTRANCE LOBBY

Carpeted flooring & staircase to first floor landing, door to:-

LOUNGE

Front aspect Upvc double glazed bay window, corniced ceiling, carpeted flooring, electric panelled radiator, door to:-



KITCHEN DINER

Range of hand built wall & base cabinets with laminated worktops over, enamel single bowl, single drainer sink unit with double base cabinet under, pine shelving, space for oven, fridge freezer, table & chairs, built in under stairs storage cupboard, part panelled & part tiled walls, vinyl tiled flooring, electric panelled radiator, rear aspect Upvc double glazed windows, timber single glazed door to lean-to.

LEAN-TO

Upvc double glazed construction, double corner base unit with laminated worktop over, plumbing for washing machine, rear aspect Upvc double glazed window, Upvc double glazed door to garden.

FIRST FLOOR LANDING

Carpeted flooring, access to loft with glazed hatch, doors to:-

BEDROOM ONE

Front aspect Upvc double glazed window, built in over stairs storage cupboard, built in airing cupboard to alcove housing hot water cylinder, electric panelled radiator, carpeted flooring.



BEDROOM TWO

Rear aspect Upvc double glazed window, carpeted flooring.



BATHROOM

White suite comprising:- Steel panelled bath with bath filler taps, pedestal wash hand basin, high level wc, part tiled walls, suspended ceiling, carpeted flooring, wall mounted electric fan heater, rear aspect Upvc double glazed window.

REAR GARDEN

65'5 X 15'8 comprising:- Paved & crazy paved patio, part laid to lawn, flower & shrub borders, timber panelled fencing, brick built storage outhouse with power & light, timber gate to shared rear alley, providing access to the front via gated side alleyway.



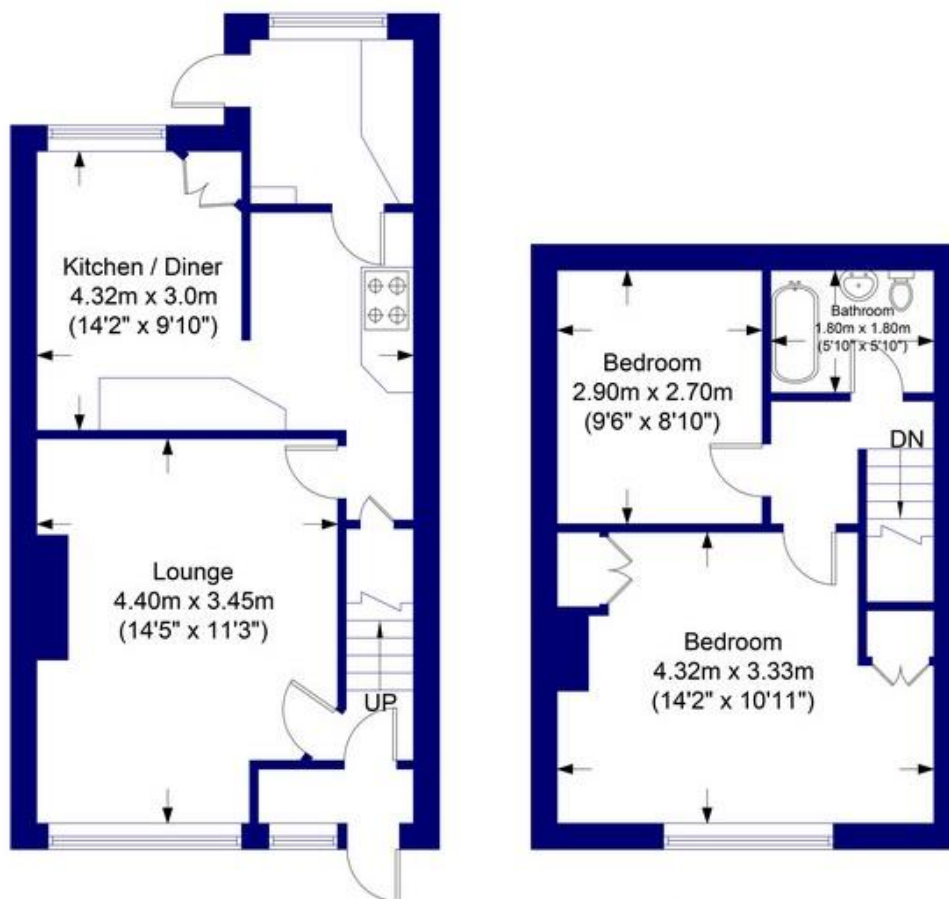
FRONT GARDEN

Very long frontage comprising:- Laid to lawn with well stocked mature shrub borders, mostly brickwork boundary walling, footpath to entrance door.

PARKING

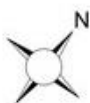
Paved off street parking to front via double wrought iron gates, ample space for additional parking for several vehicles, subject to required works.

Approximate Gross Internal Floor Area : 62.98 sq m / 677.91 sq ft
Garden Measurement - (20.0m x 4.80m = 65'7" x 15'8")



Ground Floor

First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

