

## Greenway Hayes UB4 9HP



### **£549,950 FREEHOLD**

Larger than average three bed semi with potential to extend further, spacious hallway, separate lounge, fitted kitchen dining room, three good sized bedrooms, modern fitted bathroom/wc, gas central heating, double glazed, boarded loft room via pull down ladder, good sized front & rear gardens, small garden office, space to extend to side & rear along with a loft conversion subject to consents, electric gated off street parking for several vehicles, overlooking parkland, viewing highly recommended.

#### **LOCATION**

With approximate distances:- Greenway is located off Kingshill Avenue. The property itself is located at in a cul-de-sac with very little traffic movement. Local bus services provide access to nearby & surrounding areas to include Hayes Town with its Hayes & Harlington mainline station. It's recently opened Elizabeth Line quotes 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. Popular local shopping facilities, takeaways & cafes at Kingshill Parade are located one mile from the property. Alternative local shopping can be found at the junction of Yeading Lane & Willow Tree Lane just a 400 yard walk away. Tescos Yeading, DIY superstore and other retail outlets along with the A312 providing access to the A40, London & the West, Heathrow & the M4 are all located between 1.2 & 1.5 miles away. The Uxbridge Road and its array of shops, restaurants, businesses, retail parks and super stores can be found 1.2 miles from the property. For popular local schools, Down Manor & St Raphael's are just under a mile from the property, whilst Barnhill Community High can be found just a half a mile walk away.

**Property Reference 7841. Council Tax Band D £1864.00 Per Annum. Epc Rating D**

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP Tel 020 8561 1222 info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE PORCH

Brick built & Upvc double glazed entrance porch under a pitched tiled roof, Upvc double glazed double entrance doors, front & side aspect Upvc double glazed windows, porcelain tiled flooring, internal Upvc double glazed door to:-

## ENTRANCE HALL

Spacious with side aspect Upvc double glazed window, carpeted staircase to first floor with storage cupboard under, porcelain tiled flooring, built in cupboard housing electric meter & consumer unit, radiator, doors to:-



## LOUNGE

Bright & airy room with front aspect aluminium double glazed bay window, coved ceiling, carpeted flooring, radiator.



## KITCHEN DINING ROOM

Fitted kitchen comprising:- Range of white high gloss fronted wall units, matching base & drawer units with laminated worktops over & ceramic metro styled splash backs, inset stainless steel, one & a half bowl, single drainer sink unit with monobloc mixer taps & rinse attachment, space & plumbing for washing machine & dishwasher, built in double oven, fitted gas hob with canopy extractor over & stainless steel splash back, space for fridge & freezer, concealed wall mounted gas central heating boiler, dining area, porcelain tiled flooring, inset low voltage ceiling lighting, side & rear aspect Upvc double glazed windows, Georgian style Upvc double glazed double doors to garden.





**FIRST FLOOR LANDING**

Spacious with side aspect Upvc double glazed window, access to fully boarded loft space with Velux windows & pull down ladder, carpeted flooring, doors to:-



**BEDROOM ONE**

Front aspect aluminium double glazed window, range of fitted wardrobes incorporating, matching drawer cabinets & dressing table with inset low voltage lighting over, carpeted flooring, radiator.



**BEDROOM TWO**

Rear aspect Upvc double glazed window, range of built in part mirror fronted, sliding door wardrobes with inset low voltage lighting over, carpeted flooring, radiator.

**BEDROOM THREE**

Side aspect, Upvc double glazed window, carpeted flooring, radiator.

**BATHROOM/WC**

Modern fitted white suite comprising:- Acrylic paneled P shaped shower/bath with lever bath filler mixer taps, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable handset, additional fixed head rainfall shower head, glazed shower screen, ceramic countertop wash hand basin with monobloc lever mixer taps & white high gloss vanity storage cupboards & drawers under, close coupled wc with push button flush, fully tiled walls, porcelain tiled flooring, chrome ladder style radiator, extractor fan, inset low voltage ceiling lighting, rear aspect Upvc double glazed window.



## GARDEN

To rear 45'11 28'3 comprising:- Decking squares patio area, remainder laid to lawn with flower & shrub borders, additional decked patio area with timber & leaded light single glazed summer house, brick built outhouse under a pitched corrugated roof with Upvc double glazed entrance door & window, power & light, (currently used as a garden office), timber paneled fencing, steel gates to own drive & to the front of the property. (Pergola not included in the sale)



## PARKING

off street parking for several vehicles to front, mostly block paved with own drive, wrought iron electrically operated vehicle access gates, steel double gates to rear garden, part brickwork boundary walling with flower & shrub border.

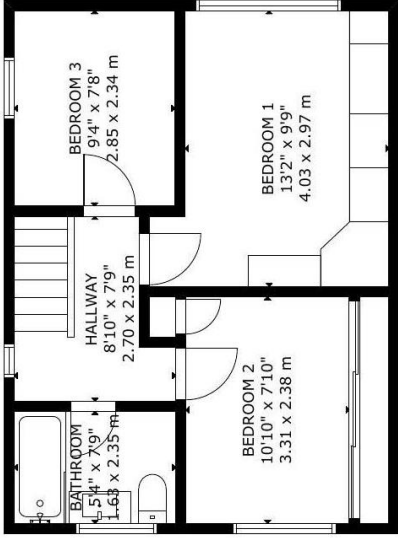
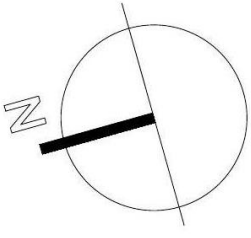


## POTENTIAL

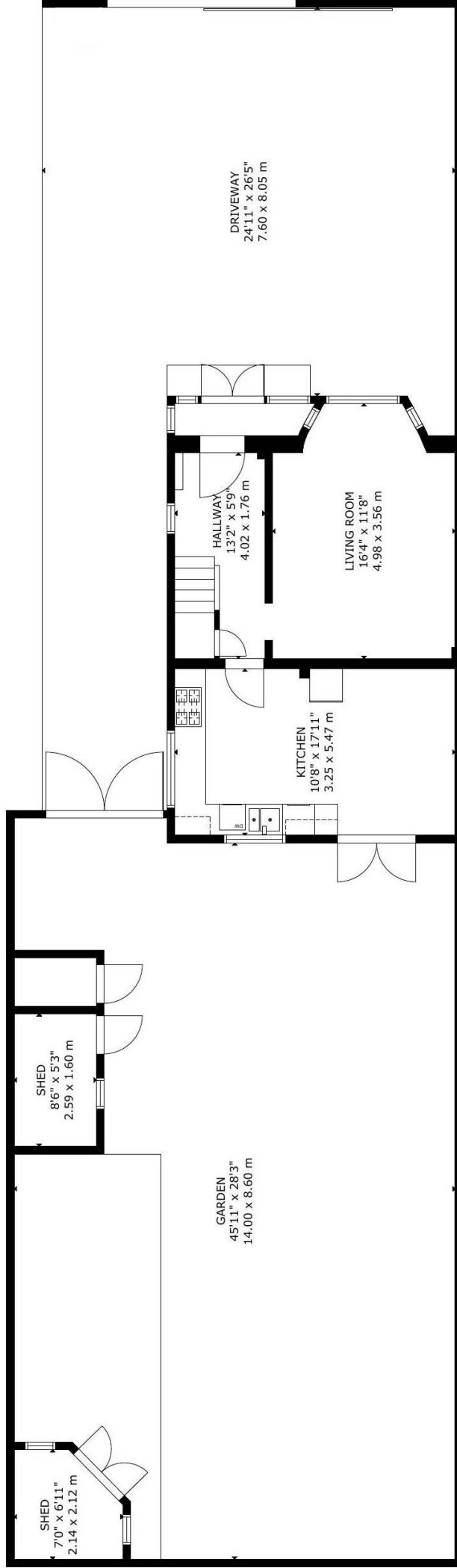
Space to side for single or double extension & to rear, space for garden room, ideal for a loft conversion with an existing built up gable end wall. (All subject to the required consents).

## COUNTRYSIDE

Located opposite 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. 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.

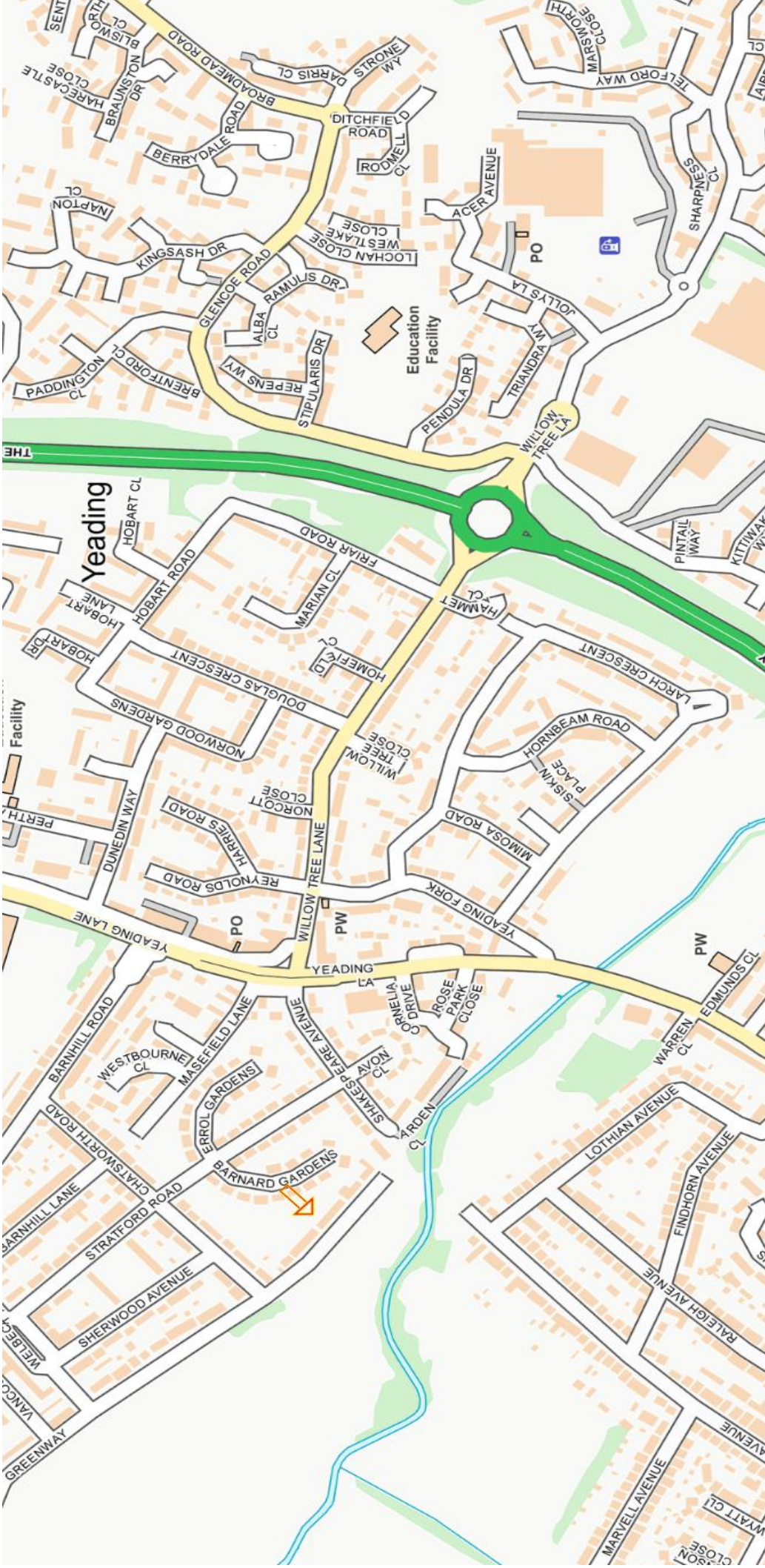


FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 84 m<sup>2</sup>/901 sq.ft  
 GROUND FLOOR: 43 m<sup>2</sup>/461 sq.ft, FIRST FLOOR: 41 m<sup>2</sup>/440 sq.ft  
 EXCLUDED AREA: DRIVEWAY: 62 m<sup>2</sup>/664 sq.ft, GARDEN: 110 m<sup>2</sup>/1188 sq.ft, SHED: 10 m<sup>2</sup>/106 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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The Property  
Ombudsman

