

Woodstock Gardens Hayes UB4 8BA



£439,950 Freehold

Presented in very good order throughout, viewing highly recommended, much improved by the current owners, two bed terraced house, entrance porch, lounge, luxury fitted kitchen dining room, luxury first floor shower room/wc, double glazed windows, central heating, brick built garage at rear, off street parking for two cars, popular North Hayes location, just 175 yards from the Uxbridge Road.

LOCATION

With approximate distances. The property is located on Woodstock Gardens close to its junction with Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just 175 yards 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 quoted 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 just under a mile from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is just over a mile away. The sought after Hayes Park School & the popular Beck Theatre & Barra Hall Ten Acre Park & Botanical Gardens are located within 525 yards of the property.

Property Reference 7837 Council Tax Band C £1657.00 Per annum Epc Rating TBC

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey



ENTRANCE PORCH

Upvc double glazed entrance door, front & side aspect Upvc double glazed windows, wood effect laminate flooring, internal hardwood part glazed leaded light glazed door to:- **ENTRANCE LOBBY**, laminated staircase to first floor landing, natural pine door to:-



LOUNGE

Front aspect Upvc double glazed bay window, inset low voltage ceiling lighting, wood effect laminate flooring, radiator, built in under stairs storage cupboard, Georgian style timber glazed double doors to:-



KITCHEN DINER

Luxury fitted kitchen comprising:- Range of light Oak style fronted wall units & grey high gloss base & drawer cabinets with laminated worktops over & marble style tiled splash backs, stainless steel single bowl single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine & dishwasher, built in single oven & integrated microwave, fitted gas hob with glass & stainless steel extractor canopy over, concealed combination hot water & central heating boiler with 8 years of guarantee remaining as advised, space fridge freezer, table & chairs, wood effect laminate flooring, inset low voltage ceiling lighting, radiator, rear aspect Upvc double glazed window, Upvc double glazed doors to garden.





FIRST FLOOR LANDING

Wood effect laminate flooring, access to loft, natural pine doors to:-

BEDROOM ONE

Front aspect Upvc double glazed window, range of fitted floor to ceiling wardrobes, inset low voltage ceiling lighting, wood effect laminate flooring, radiator.



BEDROOM ONE

Rear aspect Upvc double glazed window, inset low voltage ceiling lighting, wood effect laminate flooring, radiator.



BATHROOM

White suite comprising:- Fully enclosed quadrant corner entry shower cubicle, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, ceramic countertop wash hand basin with Monobloc mixer taps & vanity cupboard under, close coupled wc with push button flush, fully tiled walls & flooring, inset low voltage ceiling lighting, ladder style radiator, rear aspect Upvc double glazed window.



REAR GARDEN

41'8 X 14'82 comprising:- Paved patio, remainder laid to lawn with flower & shrub borders, pathway to garage & gate to rear service road, timber panelled fencing.

GARAGE

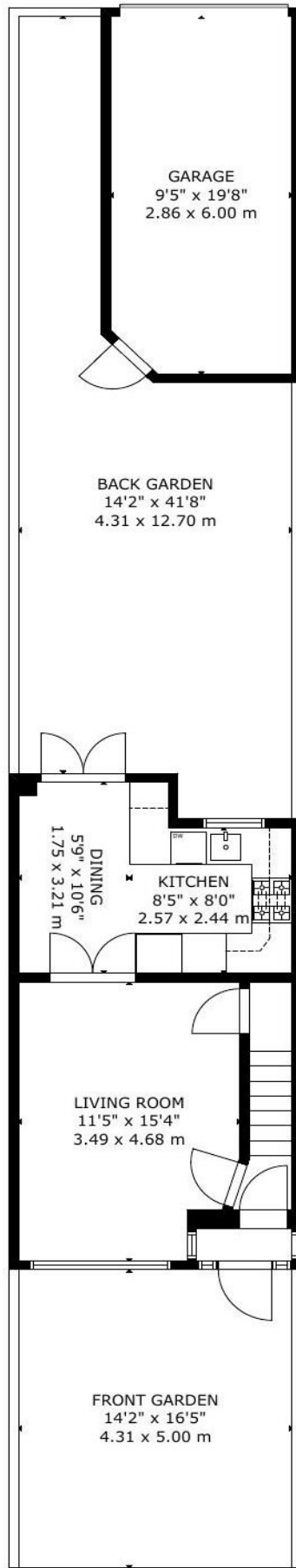
To rear of the garden, brick construction, up & over door, approached via gated rear service road.



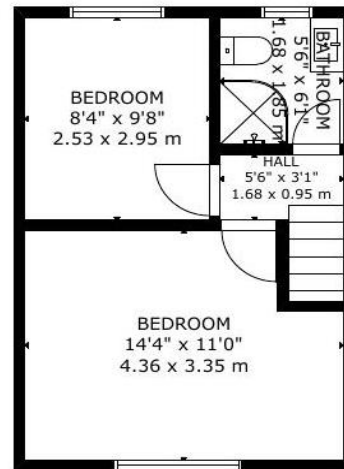
PARKING

Hard standing off street parking to front for two vehicles.





GROUND FLOOR



FIRST FLOOR

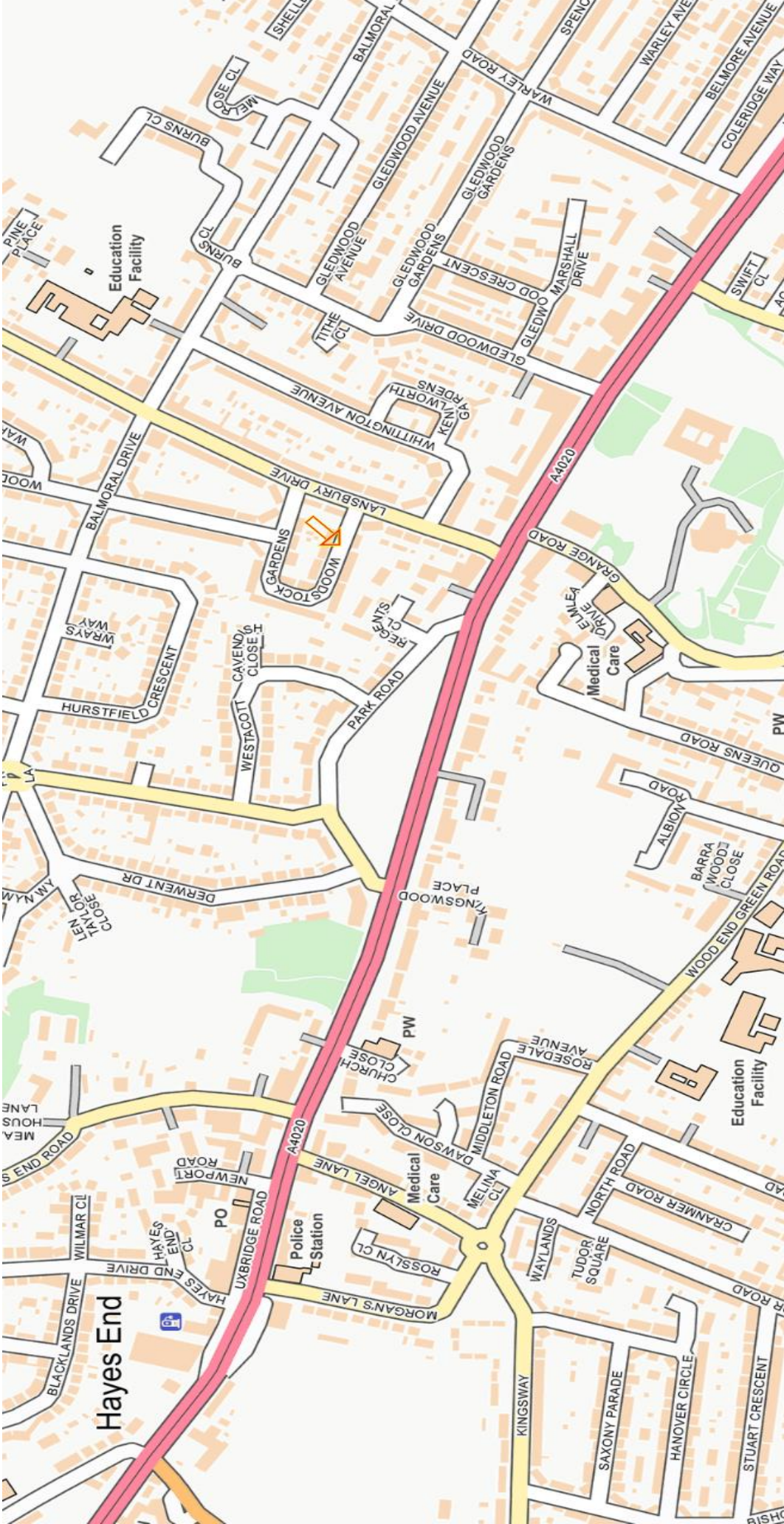
GROSS INTERNAL AREA

TOTAL: 61 m²/660 sq.ft

GROUND FLOOR: 33 m²/357 sq.ft, FIRST FLOOR: 28 m²/303 sq.ft

EXCLUDED AREAS: GARAGE: 17 m²/182 sq.ft, BACK GARDEN: 38 m²/409 sq.ft, FRONT GARDEN: 22 m²/232 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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