

## WOODROW AVENUE HAYES UB4 8QP



**£420,000 FREEHOLD**

Two double bed end of terrace house, brick and upvc double glazed entrance porch, lounge, modern fitted kitchen diner, master bedroom with fitted wardrobes, first floor bathroom, gas central heating, double glazed, off street parking, approximate 62ft garden with paved patio, part laid to lawn, brick built storage building, off street parking for two cars, popular location, close to amenities & bus services, early viewing recommended.

### LOCATION

With approximate distances. The property is located on Woodrow Avenue which runs between Balmoral Drive and Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just over half a mile from the property. Bus services on Lansbury Drive and the Uxbridge Road provide access to Hayes Town with its Hayes & Harlington mainline station & anticipated Cross Rail link with 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. Uxbridge, Ealing & the surrounding areas. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is one mile from the property. Kingshill Parades popular local shopping facilities along with Hayes Park's highly sought after school are both located just 350 yards away.

Property Reference 7711 Council Tax Band C £1657.00 Per Annum Epc Rating C

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seenev

## ENTRANCE

Brick & Upvc double glazed construction under a pitch tiled roof, upvc double glazed entrance door & front aspect upvc double glazed windows, internal upvc double glazed entrance door to:-

## ENTRANCE LOBBY

Carpeted staircase to first floor, radiator, door to:-

## LOUNGE

Upvc double glazed bay window, corniced ceiling, built in under stairs storage cupboard, feature fireplace with timber surround, marble back & hearth with inset coal effect gas fire, carpeted flooring, radiator, Georgian style timber single glazed double doors to:-



## KITCHEN DINER

Modern fitted kitchen comprising:- Range of wall units with cornice & light rails, incorporating glazed display cabinets & wine rack, matching base units with laminated worktops over & tiled splashbacks, stainless steel inset one & a half bowl single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine, space for fridge freezer, built in single oven with fitted gas hob & extractor unit over, coved ceiling, wood effect laminate flooring, radiator, rear aspect upvc double glazed window, upvc double glazed double doors to garden.



## FIRST FLOOR LANDING

Side aspect upvc double glazed window, carpeted flooring, doors to:-



## BEDROOM ONE

Front aspect upvc double glazed window, fitted full height wardrobe & drawer units to alcoves, recessed built in wardrobes & storage cupboards with double bi-fold doors, feature cast iron fireplace, wood effect laminate flooring, radiator.



## BEDROOM TWO

Rear aspect upvc double glazed window, picture rails, wood effect laminate flooring, radiator.



## BATHROOM

Fitted white suite comprising:- Steel panelled bath with bath/shower mixer taps, flexible hose, adjustable riser rail & detachable shower head, pedestal wash hand basin, close coupled wc, fully tiled walls, coved ceiling, ladder style radiator, vinyl flooring, rear aspect upvc double glazed window.

## GARDEN

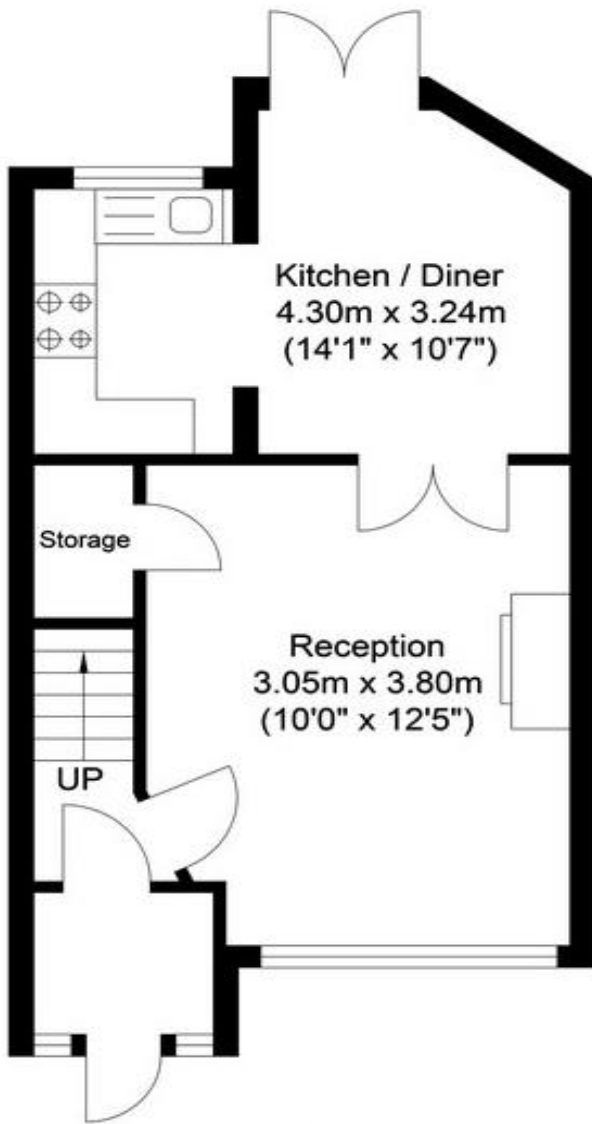
To rear 62'7 comprising:- Good sized paved patio area with remainder mainly laid to lawn, timber playhouse, brick built storage outhouse, featheredge panelled fencing, access to .



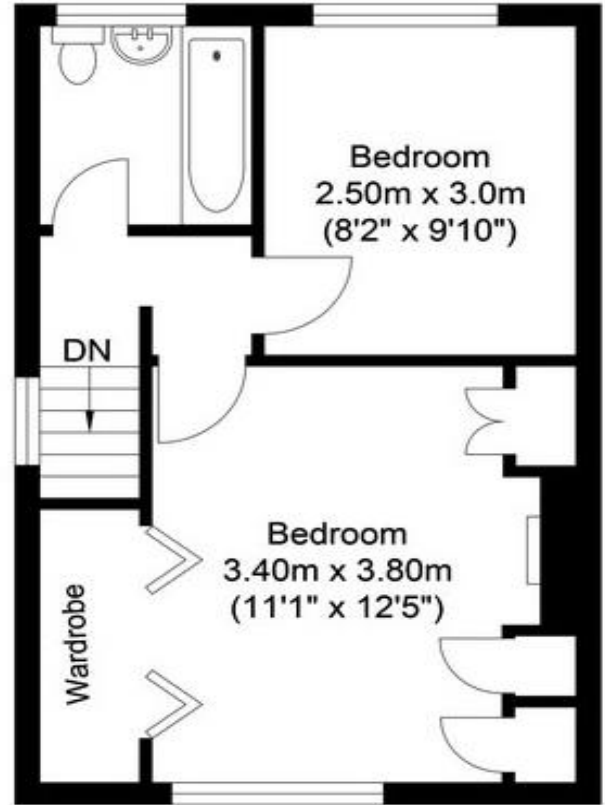
## PARKING

Off street parking to front for two cars.

Approx Gross Internal Floor Area : 62.14 sq.m. (668.87 sq. ft.)  
Garden Measurement - (19.10m x 5.0m = 62'7" x 16'4")



Ground Floor



First Floor

