

## Whittington Avenue Hayes Middx UB4 0AE



**£259,950 Leasehold**

Chain free, viewing highly recommended, one bed ground floor maisonette, lounge dining room, separate fitted kitchen, good sized double bedroom, modern bathroom/wc, double glazed, gas central heating, direct access to a good sized private garden, detached garage via gated rear service road, off street parking for two to three cars, popular North Hayes location, to be sold with an extended lease, just 500 yards from the Uxbridge Road, ideal for first time buyers, buy to let, or those wishing to downsize.

### LOCATION

With approximate distances. The property itself is located on Whittington Avenue adjacent to its junction with Balmoral Drive. Local shopping facilities at the junction of Balmoral drive and Lansbury drive are just 150 yards away. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just over 500 yards from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is one mile away. Local bus services provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its popular 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.

Property Ref 7852 Council Tax Band B £1450.00 Per Annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

[info@philliplaurence.com](mailto:info@philliplaurence.com)

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE

Timber gate, paved footpath remainder laid to shingle, timber panelled fencing, gate to private rear garden for the ground floor maisonette, stepping stone pathway to private garden for first floor maisonette. Brickwork steps to Upvc double glazed private entrance door for the ground floor maisonette only. (Please note the entrance door for the first floor is located at the front of the property)



## ENTRANCE HALL

Spacious entrance hall, dado rails, deep walk in under stairs storage cupboard, inset ceiling lighting, carpeted flooring, doors to lounge, bedroom & bathroom.



## LOUNGE DINING ROOM

Front aspect hardwood framed aluminium double glazed window, coved ceiling, carpeted flooring, brick faced fireplace with timber mantle over & fitted gas fire (not tested), radiator, door to:-



## KITCHEN

Range of white farmhouse style wall units with cornice & light rails, matching base & drawer units with laminated worktops over, Inset ceramic bowl & a quarter single drainer sink unit with monobloc mixer taps, built under oven, fitted gas hob, plumbing & space for washing machine, space for fridge & freezer, part tiled walls, vinyl flooring, extractor fan, inset ceiling lighting, Upvc double glazed double doors to private garden.



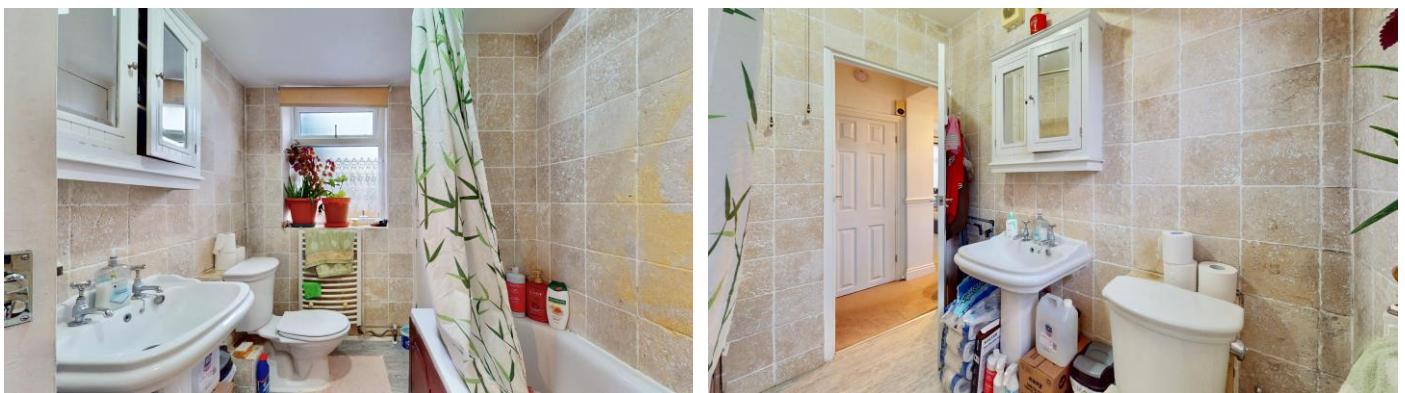
## BEDROOM

Front aspect hardwood framed aluminium double glazed window, coved ceiling, carpeted flooring, radiator.



## BATHROOM/WC

White antique style suite comprising:- Panelled bath with bath filler taps, triton electric shower unit over with flexible hose, adjustable riser rail & detachable hand set, pedestal wash hand basin with wall mounted, mirror fronted, vanity cabinet over, close coupled wc, fully travertine tiled walls, tiled flooring, ladder style radiator, built in cupboard housing gas central heating combination boiler, rear aspect Upvc double glazed window.



## PRIVATE GARDEN

Paved patio area, remainder laid to lawn, timber panelled fencing, timber side gate with access to the front of the property.



## PARKING

Private parking for the ground floor maisonette for two to three cars.

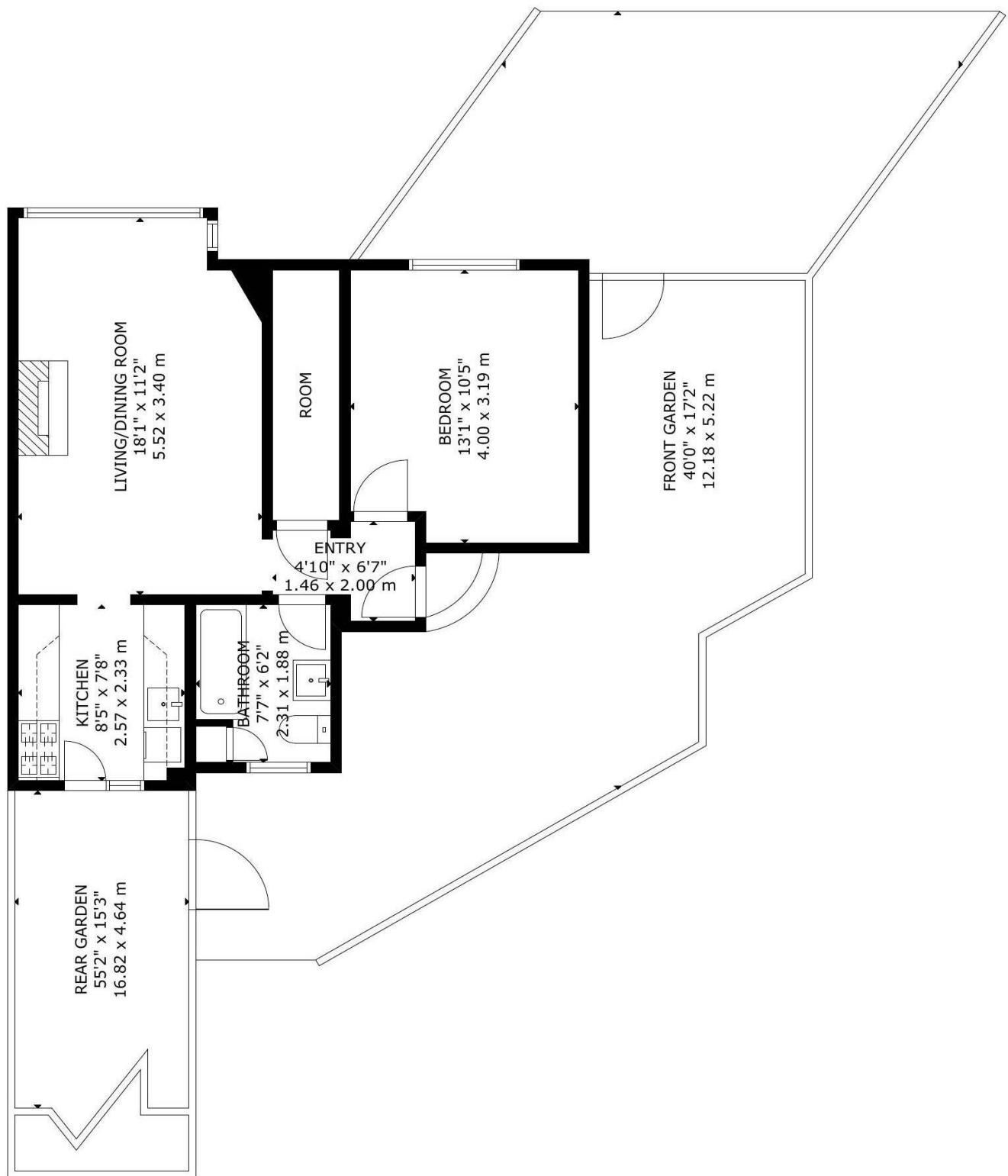
## GARAGE

Detached garage at rear via gated rear service road, pedestrian access pathway from the rear of the property.



**LEASE**

To be sold with an extended 173 year lease (as advised) Ground rent currently £100 per annum (as advised) which may change with the extended lease.

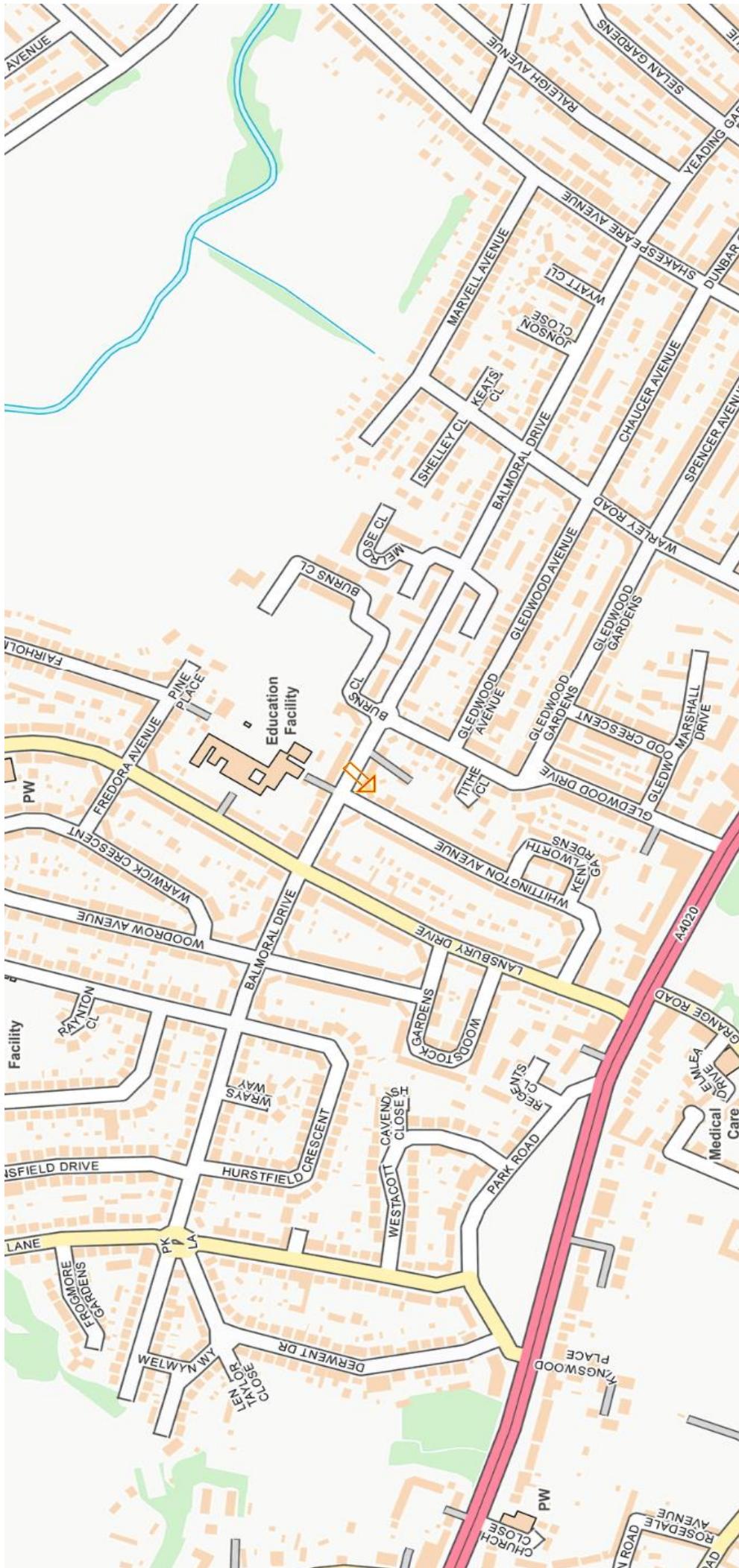
**GROSS INTERNAL AREA**

TOTAL: 49 m<sup>2</sup>/531 sq ft

GROUND FLOOR: 49 m<sup>2</sup>/531 sq ft

EXCLUDED AREAS: REAR GARDEN: 78 m<sup>2</sup>/840 sq ft, FRONT GARDEN: 63 m<sup>2</sup>/676 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



info@philliplaurance.com

Tel 020 8561 1222

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP  
Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

