

## **Dorset Close Hayes UB4 8NT**



**£535,000 FREEHOLD**

No upper chain, set on a widening plot, three bed two bath, extended semi-detached house, popular North Hayes cul-de-sac location, entrance porch, through lounge, separate extended fitted kitchen diner, ground floor shower room/wc & first floor shower room/wc, three first floor bedrooms, double glazing, gas fired central heating, solar panels, 43'3 x 32'11 garden, garage space via wide shared drive, off street parking, viewing recommended.

### **LOCATION**

With approximate distances. Dorset Close is located off Dorset Avenue which in turn is off Adelphi Crescent. Popular Local shopping facilities at Kingshill parade are located just 350 yards from the property. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is a mile from the property. Local bus services on Adelphi Crescent provide access to the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its Elizabeth Line connection 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. Uxbridge, Ealing & the surrounding areas. The White Hart Roundabout with direct access to the A 312 & Hayes Bypass providing access to the A40, M25, Heathrow & the M4 is just over a mile & a half from the property. Highly sought after Charville Academy & Hayes Park schools are located 700 Yards from the property.

### **COUNTRYSIDE**

525 yards from the property at the end of Weymouth Road is the entrance to Yeading Brook Meadows & Nature Reserve forming part of the Hillingdon Trail. These are areas of traditional countryside character. Ten Acre Wood is 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, Gutteridge Wood joins to the North and the trail continues through Bellmore open space as you cross over Kingshill Avenue.

Property reference 7858 Council Tax Band D £1952.00 Per Annum Epc Rating C

## ENTRANCE

Enclosed entrance porch, brick & Upvc double glazed construction, Upvc double glazed double entrance doors, side aspect Upvc double glazed window, timber part single glazed internal entrance door to:-

## ENTRANCE

Front aspect single glazed window, carpeted staircase to first floor with storage cupboard under, carpeted flooring, radiator, doors to through lounge & inner lobby leading to ground floor shower room/wc.

## HALL



## INNER LOBBY

Side aspect hardwood framed double glazed window, built in storage cupboards, carpeted flooring, door to:-

## GROUND FLOOR SHOWER ROOM/WC

Modern white suite comprising:- Fully enclosed shower cubicle with wall mounted electric shower control, flexible hose, adjustable riser rail & detachable shower head, pedestal wash hand basin with Monobloc mixer taps, close coupled wc, fully tiled walls, carpeted flooring, radiator, extractor fan, side aspect Upvc double glazed window.



## THROUGH LOUNGE

Front aspect Upvc double glazed window, coved ceiling, coal effect electric fire with timber surround, fitted display shelving, carpeted flooring, radiators.





## KITCHEN

Extended to rear comprising:- Range of beech style wall & matching base units with laminated worktops over, Inset stainless steel one & a half bowl, single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine, space for fridge & freezer, free standing gas cooker with extractor over, wall mounted gas fired central heating combination boiler, part tiled walls, wood effect vinyl flooring, rear aspect Upvc double glazed windows, Upvc double glazed door to garden.



## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, carpeted flooring, access to loft space, doors to:-

## BEDROOM ONE

Front aspect Upvc double glazed window, range of built in wardrobes with matching dressing table & storage cupboards over, carpeted flooring, radiator.



## BEDROOM TWO

Rear aspect Upvc double glazed window, range of built in wardrobes with storage cupboards over, carpeted flooring, radiator.





### BEDROOM THREE

Front aspect Upvc double glazed window, fitted storage shelving, carpeted flooring, radiator.



### SHOWER ROOM/WC

Modern fitted white suite comprising:- Fully enclosed shower cubicle with wall mounted electric shower unit, adjustable rail, flexible hose & detachable shower head, ceramic wash hand basin with monobloc mixer taps & vanity storage unit under, close coupled wc with push button flush, fully tiled walls, wood effect vinyl flooring, radiator, rear aspect Upvc double glazed window.



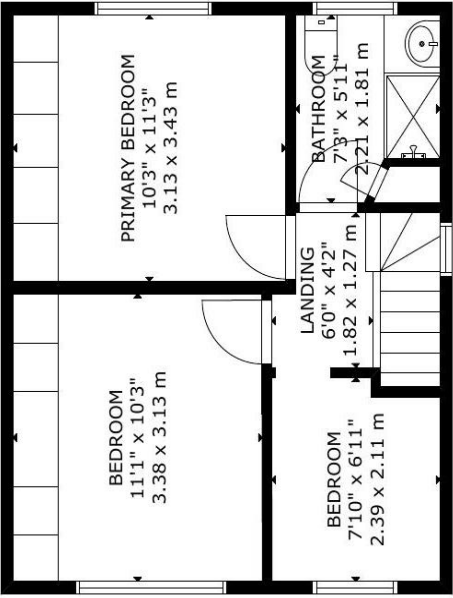
### GARDENS

To rear 44'3 x 32'11 comprising:- Overgrown in parts, paved patio area, part laid to shingle, with an array of mature well-established shrubs, timber shed, part brickwork boundary walling remainder timber paneled fencing, access to shared driveway. It is our opinion that the garden is overall a very good sized & would accommodate the construction of a currently popular garden building. It is noted that the neighboring property has extended sideways beyond their flank wall. It may well be possible to replicate this subject to the required consents.

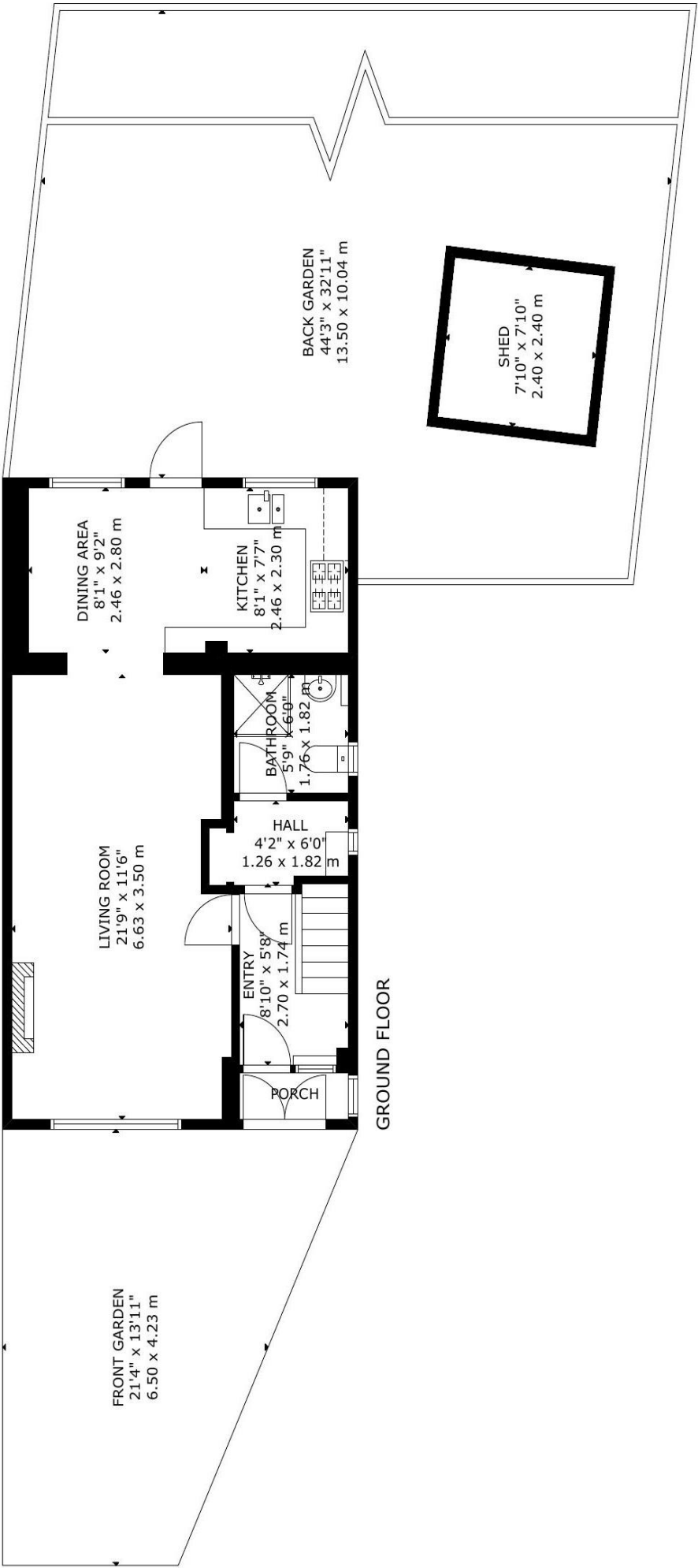


### PARKING

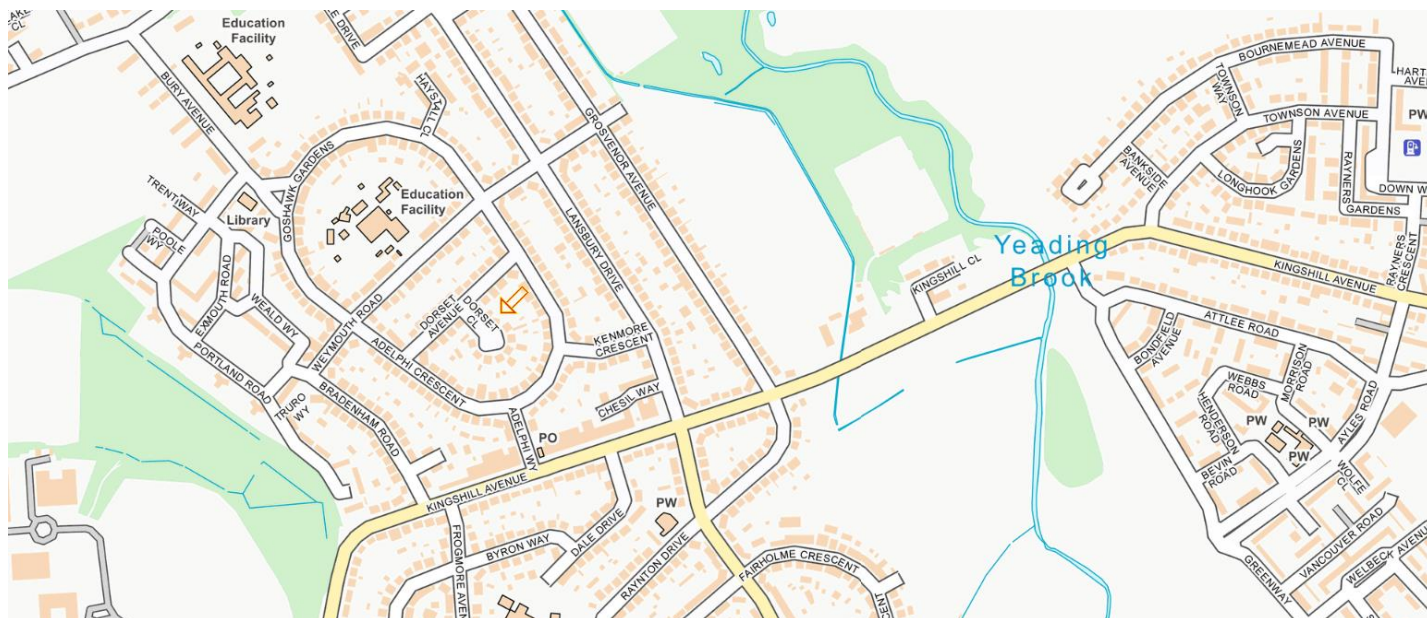
Off street parking to front of the property & via a widening shared drive.



FIRST FLOOR







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