

## **Bury Avenue Hayes UB4 8LF**



### **£330,000 Leasehold**

Delightful two double bed maisonette, sought after North Hayes location, purpose built ground floor, lounge dining room, spacious separate fitted kitchen with direct access to the garden, bathroom/wc, gas central heating, fully double glazed, very good sized private rear garden, 930 years lease remaining, ideally located for the highly popular Charville Academy School, brick built garage with parking space in front, just 700 yards from countryside walks, early viewing highly recommended on this sure to be popular property.

#### **LOCATION**

With approximate distances:- The property is located on Bury Avenue which runs between Charville Lane & Goshawk Gardens opposite the entrance to the Charville Academy School. Local bus services on Bury Avenue provide access to popular secondary schools along with local & surrounding areas to include Uxbridge with its multiple shopping centre. Including Hayes Town with its Hayes & Harlington mainline station and its popular Elizabeth Line link. Quoted estimated journey times are:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25, Heathrow & the M4 is approximately 3 miles from the property. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is 1.0 mile from the property. Local shopping facilities, takeaways, cafes & restaurants at Kingshill Parade are approximately 700 yards from the property.

**Property Reference 7857 Council Tax Band C £1735.00 Per Annum. EPC Rating C**

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney



## ENTRANCE

Side aspect, storm porch, Upvc double glazed entrance door to:-

## ENTRANCE HALL

Built in under stairs storage cupboard, inset low voltage ceiling lighting, carpeted flooring, radiator, doors to:-



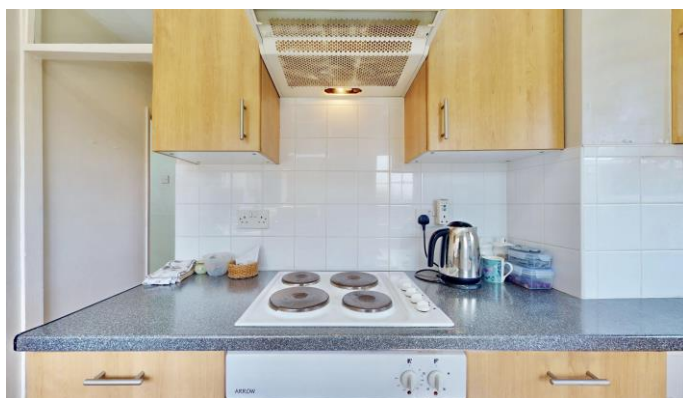
## LOUNGE DINING ROOM

Front aspect double glazed window, coved ceiling, stone faced fireplace with fitted gas fired coal effect fire, carpeted flooring, radiator.



## KITCHEN

Fitted kitchen comprising:- Range of wood effect wall units incorporating open corner display cabinets, matching base & drawer units with laminated work tops over. Stainless steel one & a half bowl single drainer sink unit with monobloc mixer taps, plumbing and space for washing machine. Space for fridge freezer, built under electric oven with electric hob and extractor over. Wall mounted gas central heating boiler, part tiled walls, tiled floor, side & rear aspect double glazed windows, Upvc double glazed door to garden.





## BEDROOM ONE

Rear aspect double glazed window, coved ceiling, fitted double wardrobe, carpeted flooring, radiator.



## BEDROOM TWO

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



## BATHROOM

Fitted suite comprising:- Acrylic paneled bath, pedestal wash hand basin, close coupled wc with push button flush, half tiled walls, tiled floor, built in linen cupboard, side aspect double glazed window.



## PRIVATE GARDEN

Good sized 56'9 x 24'1 rear garden comprising:- Paved patio area, remainder laid to lawn with shrub and flower borders, part brickwork boundary walling, remainder timber paneled fencing, hard standing base for garden shed, side gate, access door to garage.







### **GARAGE**

In block brick built with a pitched corrugated roof with an up and over door & pedestrian door to garden.

### **PARKING**

Off street parking in front of the garage.

### **LEASE**

930 Years unexpired (as advised)

### **GROUND RENT**

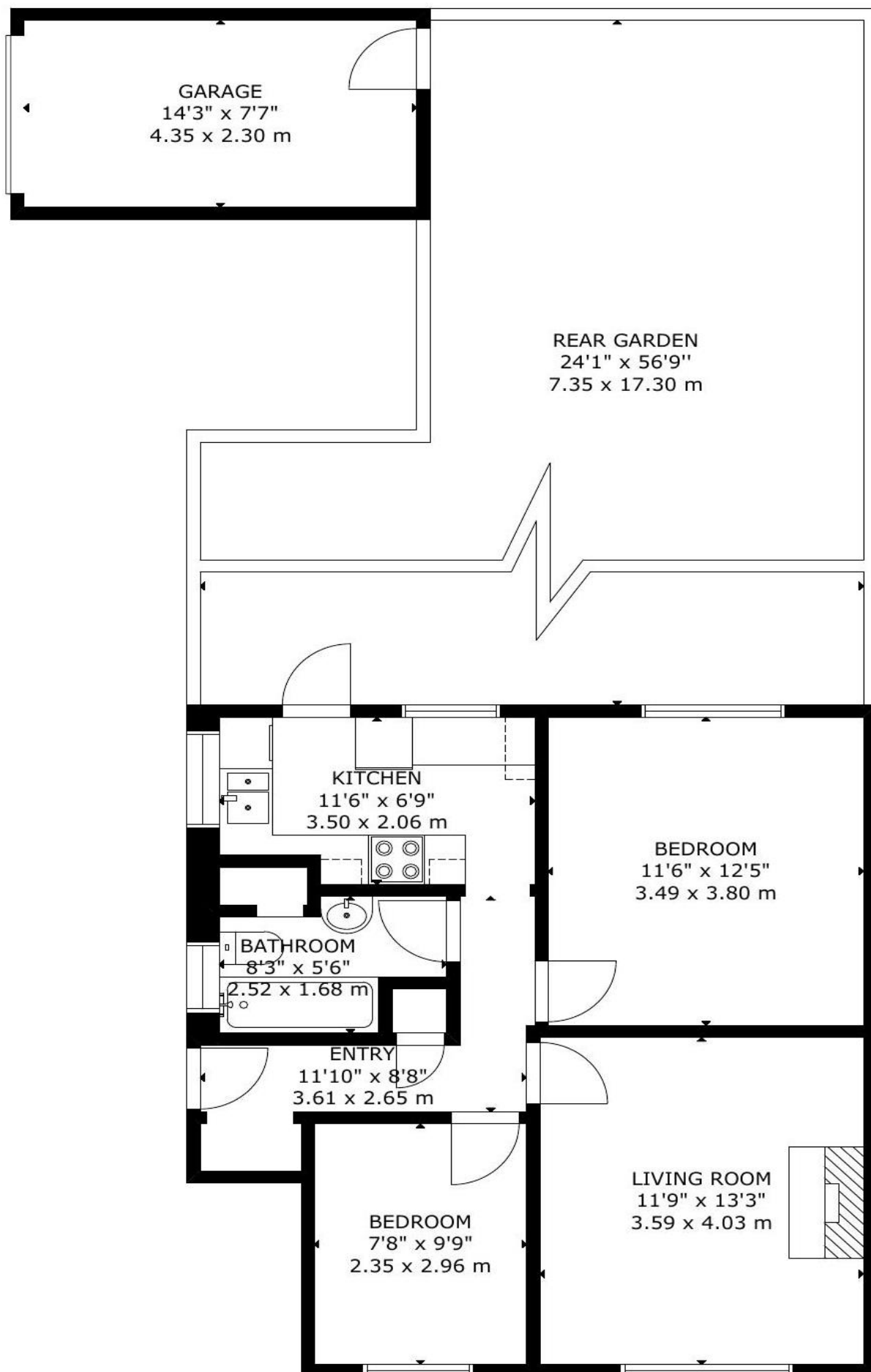
£50.00 per annum (as advised)



### **COUNTRYSIDE**

Approximately 700 yards away via Charville Lane is access to open countryside with its areas of traditional countryside character & access to the Hillingdon Trail. There are three adjacent nature reserves:- Yeading Brook Meadows & Nature Reserve, Gutteridge Wood & Ten Acre Wood which 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. As you follow South through Grosvenor Playing Fields & cross over Kingshill Avenue the trail continues onto Bellmore open space down to the Grand Union Canal & beyond to Cranford.





GROSS INTERNAL AREA

TOTAL: 56 m<sup>2</sup>/598 sq.ft

GROUND FLOOR: 56 m<sup>2</sup>/598 sq.ft

EXCLUDED AREAS: GARAGE: 10 m<sup>2</sup>/108 sq.ft, REAR GARDEN: 66 m<sup>2</sup>/707 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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