

Grange Road Hayes UB3 2RP



£529,950 FREEHOLD

Highly sought after location in a delightful conservation area, three bed terraced house, through lounge dining room, separate modern fitted kitchen, cloakroom, first floor modern shower room/wc, central heating, double glazed, landscaped rear garden with covered veranda, perfect for all year round alfresco dining, long frontage, off street parking, detached brick built garage at rear, suitable for conversion to a garden building, lovely quite location yet convenient for all amenities, viewing absolutely highly recommended.

LOCATION

With approximate distances. The property is located on Grange Road set back running parallel with Wood End 150 yards from the popular Beck Theatre, Hayes Cricket Club & Barra Hall's twenty acre formal park & Botanic gardens. Featuring a Grade Two listed manor house, ornamental lawns, recreational grass areas, rose and shrub beds, seasonal bedding and lots of mature trees. There is also a bandstand, open-air theatre, refreshment kiosk and a children's play area. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just 350 yards away. Local bus services provide access to Uxbridge, Ealing & the surrounding areas to include Hayes Town & its Hayes & Harlington 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. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.3 miles from the property. Lombardy Retail Park with its Sainsbury's super store and a selection of High Street brand shopping outlets are located within one mile of the property. Rosedale College & Nursery schools are located 700 yards away.

Property Reference 7861 Council Tax Band D £1952.00 Per annum Epc Rating TBC

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeny

ENTRANCE

Storm porch under a pitched tiled roof, composite part double glazed stained glass leaded light entrance door to:-



HALLWAY

Front aspect Upvc double glazed window, coved ceiling with inset low voltage lighting, carpeted staircase to first floor with storage cupboards under, radiator, carpeted flooring, doors to through lounge & kitchen.

THROUGH LOUNGE DINING ROOM

Front aspect Upvc double glazed window, coved ceiling with inset low voltage lighting, carpeted flooring, radiators, door to kitchen & cloakroom, rear aspect Upvc double glazed double doors to garden.



CLOAKROOM

Saniflow wc.



KITCHEN

Fitted kitchen comprising:- Range of white high gloss fronted wall & matching base & drawer units with integrated handles & laminated worktops over, stainless steel, single bowl single drainer, sink unit with monobloc mixer taps, plumbed for washing machine, space for fridge freezer, fitted under worktop oven with gas hob & stainless steel extractor canopy over, wall mounted gas central heating boiler, metro style splash backs, wood effect laminate flooring, door to dining room, rear aspect Upvc double glazed window.



FIRST FLOOR LANDING

Coved ceiling with inset low voltage lighting, access to loft space, doors to:-



BEDROOM ONE

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

BEDROOM TWO

Rear aspect Upvc double glazed bay window, coved ceiling, carpeted flooring, radiator.



BEDROOM THREE

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

SHOWER ROOM/WC

Modern white fitted suite comprising:- Fully enclosed shower cubicle with wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, ceramic wash hand basin with monobloc mixer taps & vanity cabinet under, close coupled wc with push button flush, Acrylic paneled walls, extractor fan, radiator, rear aspect Upvc double glazed window.



REAR GARDEN

Landscaped approximately 35'5" x 13'5" comprising:- Decked patio area, part laid to artificial lawn with raised brickwork flower & shrub border, paved pathway to paved patio with brick built covered veranda, ideal for all year round alfresco dining, access to garage, part brickwork boundary walling remainder timber paneled fencing, Upvc double glazed door to rear service road.



GARAGE

20'3" x 13'1" brick construction, Upvc double glazed entrance door, double glazed window, electric operated roller shutter door to rear service road, power & light. In our opinion this garage would suit conversion to a garden room with its many uses to include studio, entertainment room, workshop, home office or gymnasium.



FRONT GARDEN

To front approximately 40'4 X 16'3 to include parking area, part laid to lawn with flower & shrub borders.



PARKING

Off street parking to front for two cars.

The property is located in a conservation area set back from Wood End the main thoroughfare with its own access road servicing this and the neighboring properties. There are picturesque front aspect views over open land, Hayes Cricket Club & Barra Hall Park's Gardens beyond.





GROSS INTERNAL AREA

TOTAL: 73 m²/785 sq ft

GROUND FLOOR: 39 m²/418 sq ft, FIRST FLOOR: 34 m²/367 sq ft

EXCLUDED AREAS: GARAGE: 28 m²/301 sq ft, GARDEN: 59 m²/639 sq ft, GARDEN: 45 m²/481 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY