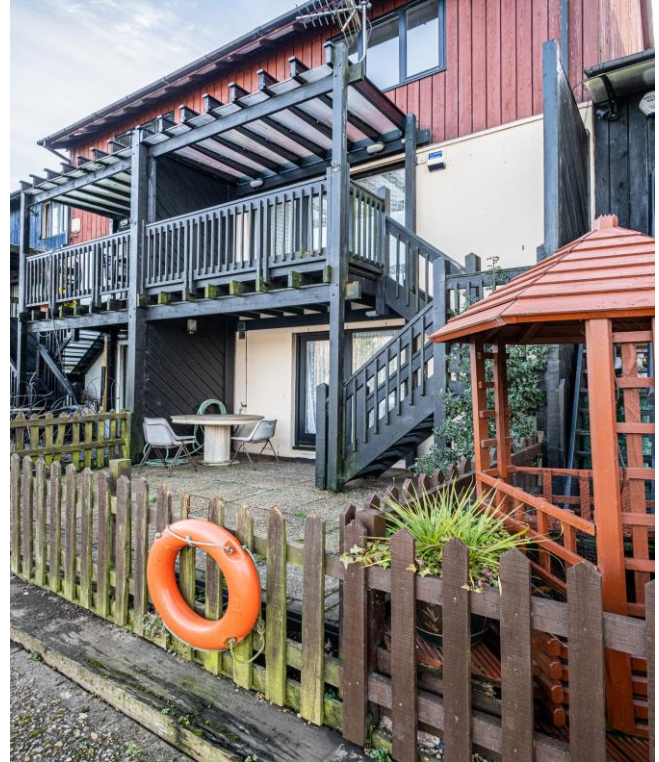


## Marina Approach Hayes UB4 9TB



### **£599,950 Freehold**

Rarely available four bed town house, super location overlooking the picturesque Willowtree Marina, located in a no through road, ground floor bedroom four and shower room/wc, large utility cupboard, first floor lounge dining room with access to balcony & steps to garden, fitted kitchen breakfast room with balcony, three 2<sup>nd</sup> floor bedrooms one en-suite shower room/wc and family bathroom/wc, gas central heating, double glazed windows, off street parking & reserved parking space, integral garage own drive, stunning views over marina and woodland, private patio garden looking onto marina, peaceful location, viewing highly recommended, no upper chain.

#### **LOCATION**

With approximate distances. Marina Approach which is off West Quay Drive which in turn is off Glencoe Road. Tesco Yeading's Super Store, B & Q and the B & M retail outlets are 500 yards away from the property. Bus services nearby provide access to the local & surrounding areas to include Hayes Town. Its Hayes & Harlington mainline station & 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. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is half a mile from the property. Willowtree Marina itself with the popular Lock & Quay Restaurant & Bar is located on the Paddington Arm of the Grand Union Canal.

**Property Ref 7871 Council Tax Band F £2820.00 Per annum Epc Rating C**

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

**PLEASE NOTE PHOTOGRAPHS ARE FROM THE PROPERTY PRIOR TO TENANTS OCCUPATION**

### **ENTRANCE**

Covered storm porch, recessed meter cupboards, quarry tiled flooring, hardwood fully glazed entrance door to:-

### **ENTRANCE HALL**

Front aspect full height hardwood double glazed window, carpeted staircase to first floor with storage cupboard under, built in utility cupboard, carpeted flooring, radiator, doors to garage, shower room/wc & ground floor bedroom four.



### **UTILITY CUPBOARD**

Space & plumbing for washing machine & tumble dryer, additional storage space, carpeted flooring.

### **GROUND FLOOR SHOWER ROOM/WC**

Fitted suite comprising:- Fully tiled shower cubicle, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, semi recessed ceramic wash hand basin with monobloc mixer taps, built in bathroom units with concealed cistern wc & storage shelving, part tiled walls, vinyl flooring, wall mounted mirror, ladder style radiator, extractor fan.

### **BEDROOM FOUR**

Rear aspect full height hardwood double glazed window, carpeted flooring, built in mirror fronted double wardrobe, radiator, hardwood double glazed door to garden terrace.



### **LOUNGE DINING ROOM**

Two rear aspect full height hardwood double glazed windows, coved ceiling, carpeted flooring, feature porthole style window overlooking staircase to ground floor, radiators, carpeted turning staircase to second floor, hardwood double glazed door to balcony overlooking marina with steps to garden terrace, door to:-





### KITCHEN BREAKFAST ROOM

Range of oak fronted wall units with cornice & light rails incorporating glazed display cabinets, matching drawer & base units with laminated worktops over & tiled splash backs, stainless steel single bowl single drainer sink unit with monobloc mixer taps & pull out rinsing hose, space & plumbing for dishwasher, built in double oven with fitted gas hob & extractor over, wall mounted gas central heating boiler, vinyl flooring, radiator, breakfast table, free standing fridge freezer, front aspect hardwood double glazed window, hardwood double glazed door to balcony.



### SECOND FLOOR LANDING

Carpeted flooring, built in airing cupboard housing hot water cylinder, doors to bedrooms & bathroom.

### BEDROOM ONE

Rear aspect hardwood double glazed window, built in full height wardrobes with mirror sliding doors, range of drawer units with dressing table top & mirror over, carpeted flooring, radiator, door to en-suite.





### **ENSUITE SHOWER ROOM/WC**

Fitted suite comprising:- Fully tiled enclosed shower cubicle with glazed pivot door, wall mounted thermostatic shower control with fixed shower head, ceramic pedestal wash hand basin with monobloc mixer taps, close coupled wc, part tiled walls, vinyl flooring, wall mounted mirror fronted cabinet, built in storage cupboard, ladder style radiator, extractor fan.

### **BEDROOM TWO**

Front aspect hardwood double glazed window, double wardrobe, carpeted flooring, radiator.



### **BEDROOM THREE**

Front aspect hardwood double glazed window, double wardrobe, carpeted flooring, radiator.

### **BATHROOM/WC**

Fitted suite comprising:- Acrylic paneled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, glazed folding shower screen, ceramic pedestal wash hand basin with Monobloc mixer taps, close coupled wc, wall mounted mirror fronted cabinet, fully tiled walls, vinyl flooring, ladder style radiator, extractor fan.



### **PRIVATE GARDEN TERRACE**

Overlooking Marina, fully paved, stairs to first floor balcony, palisade fencing with gate opening onto marina.



**GARAGE**

Integral garage via own drive, up and over door, power & light, storage shelving, door to entrance hall.

**PARKING**

Private parking via own drive to front of garage plus additional unreserved off street parking opposite.

**MARINA DEVELOPMENT SERVICE CHARGE**

£334.72 Per Annum (As advised)

Approximate Gross Internal Floor Area : 136.08 sq m / 1464.75 sq ft

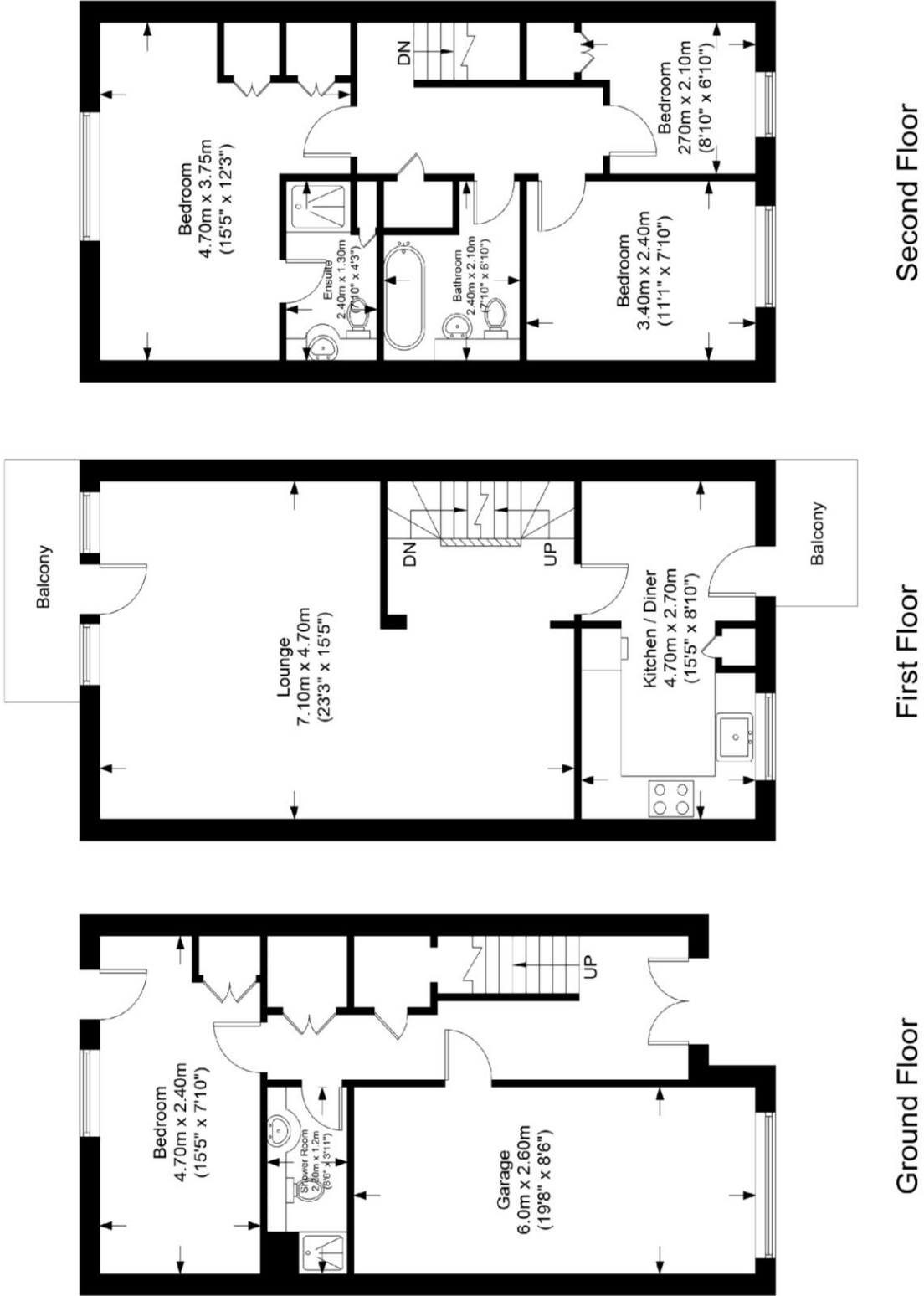
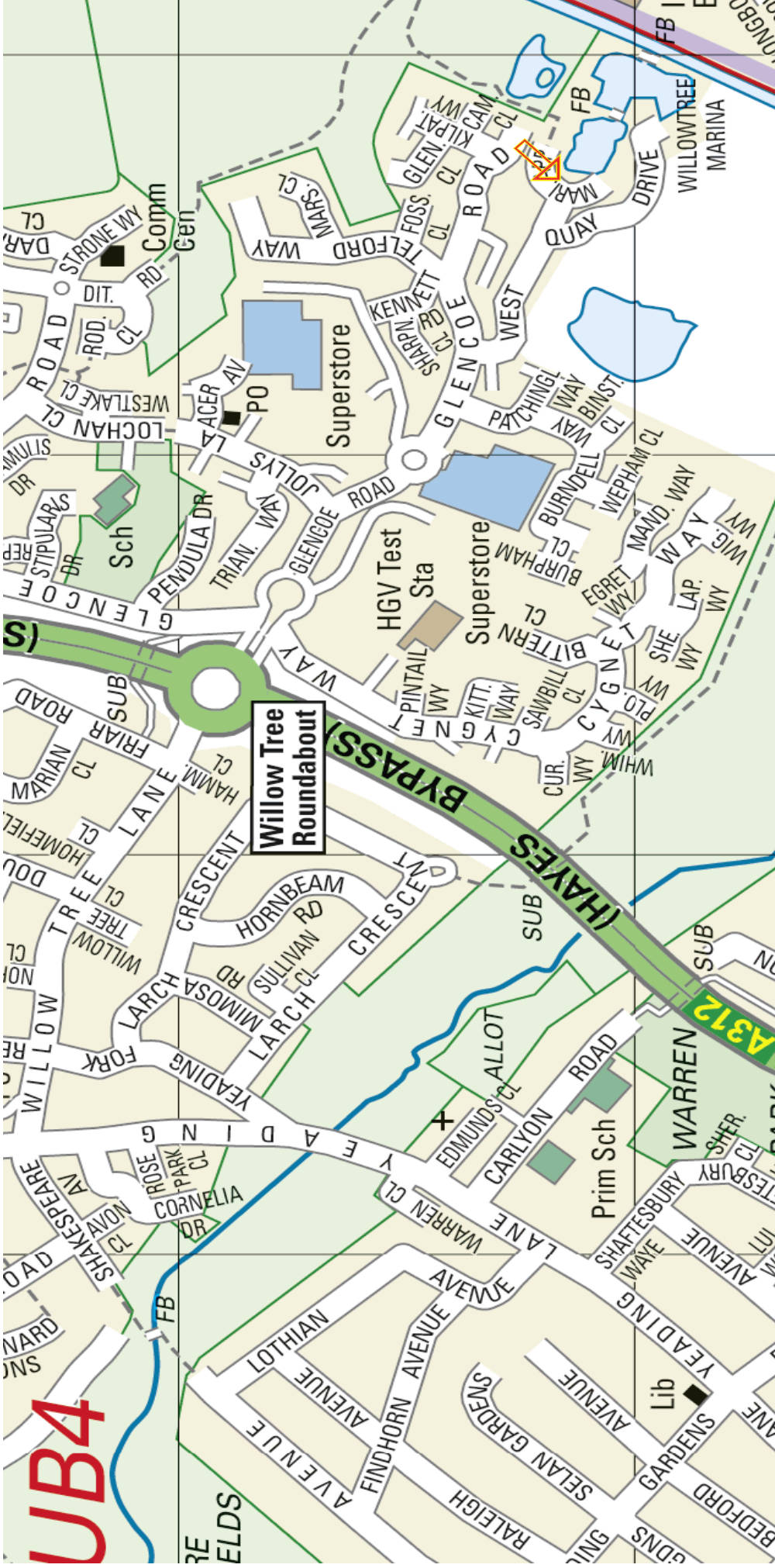


Illustration purposes only. All measurements are approximate.





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