

## Hayman Crescent Hayes UB4 8PP



### **£509,950 Freehold**

No upper chain, three bed semi-detached house, post war built, generous room sizes, brick built entrance porch, lounge, separate dining room & fitted kitchen, good sized first floor bedrooms, shower room & separate wc, central heating & double glazed, 45'11 x 24'10 rear garden, garage via wide shared drive, space for off street parking, room to extend or erect a garden room stpp, situated amongst open countryside, viewing highly recommended.

#### **LOCATION**

With approximate distances. Hayman Crescent is located off Raeburn Road & in turn off Charville Lane. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is just under a mile from the property. Bus services on Charville Lane and the Uxbridge Road provide access to Uxbridge, Ealing & the surrounding areas. To include Hayes Town with its Hayes & Harlington mainline station. Its popular Elizabeth line link 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, Heathrow & the M4 is approximately 3 miles from the property. Popular local shopping facilities at Kingshill Parade are three quarters of a mile away. Uxbridge Town's multiple shopping centre with its Metropolitan and Piccadilly Line tube stations, array of high street brand shops, restaurants and leisure facilities is 2.6 miles away. The popular Charville Academy School is located just over 600 yards from the property.

#### **COUNTRYSIDE**

Located on Charville lane is an area 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. There are three adjacent nature reserves:- Gutteridge Wood joins to the north and Yeading Brook Meadows & Nature Reserve is a short walk to the south forming part of the Hillingdon Trail.

Property Reference 7875 Council Tax Band D £1952.00 Per annum Epc Rating TBC

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## ENTRANCE

Brick construction under a pitched tiled roof, hardwood framed aluminium double glazed sliding entrance door, dual aspect hardwood framed aluminium ledged light double glazed windows, tiled flooring, interior hardwood framed aluminium double glazed entrance door to:-



## ENTRANCE HALL

Front aspect hardwood framed aluminium double glazed windows, carpeted staircase to first floor, built in storage cupboard, carpeted flooring, radiator, door to:-

## LOUNGE

Front aspect hardwood framed aluminium double glazed window, feature York stone fireplace incorporating tv & display shelving, stone hearth & inset coal effect fire, carpeted flooring, radiator, hardwood Georgian style single glazed double doors to:-



## DINING ROOM

Hardwood framed aluminium double glazed patio doors to garden, carpeted flooring, radiator, archway to:-



## KITCHEN

Fitted kitchen comprising:- Range of Oak fronted wall units with cornices incorporating open end & glazed display cabinets, matching base & drawer units with laminated worktops over & tiled splash backs, stainless steel single bowl single drainer sink unit with chrome Monobloc mixer taps, space & plumbing for washing machine, space for slot in cooker with extractor over, space for fridge freezer, vinyl flooring, built in under stairs storage cupboard, concealed wall mounted combination boiler, rear aspect hardwood framed aluminium part leaded light double glazed window, side aspect hardwood framed aluminium leaded light double glazed door to shared drive.



## FIRST FLOOR

Spacious landing, side aspect hardwood framed aluminium double glazed window, carpeted flooring, access to loft space, built in linen cupboard doors to:-

## BEDROOM ONE

Front aspect hardwood framed aluminium part leaded light double glazed window, built in wardrobe, carpeted flooring, radiator. It is of our opinion that this room is suitable to add an en-suite bathroom utilising the space provided by the built in wardrobes to bedrooms one & two.



## BEDROOM TWO

Rear aspect hardwood framed aluminium part leaded light double glazed window, built in wardrobe, carpeted flooring, radiator.



## BEDROOM THREE

Front aspect hardwood framed aluminium part leaded light double glazed window, built in storage cupboard, radiator.



## SHOWER ROOM

White suite comprising:- Fully enclosed shower cubicle with wall mounted electric shower control, flexible hose & detachable shower head, ceramic wash hand basin with monobloc mixer tap & vanity cupboard under, fully tiled walls, tiled flooring, chrome ladder style radiator, side aspect hardwood framed aluminium double glazed window.



## REAR GARDEN 45'11 x 24'10

Level garden comprising:- Paved patio area, remainder laid to lawn with pathway to foot of the garden, further paved patio area or shed base, flower & shrub borders, timber panelled fencing, access to garage, timber gate to shared driveway.





**GARAGE 21' x 7'10**

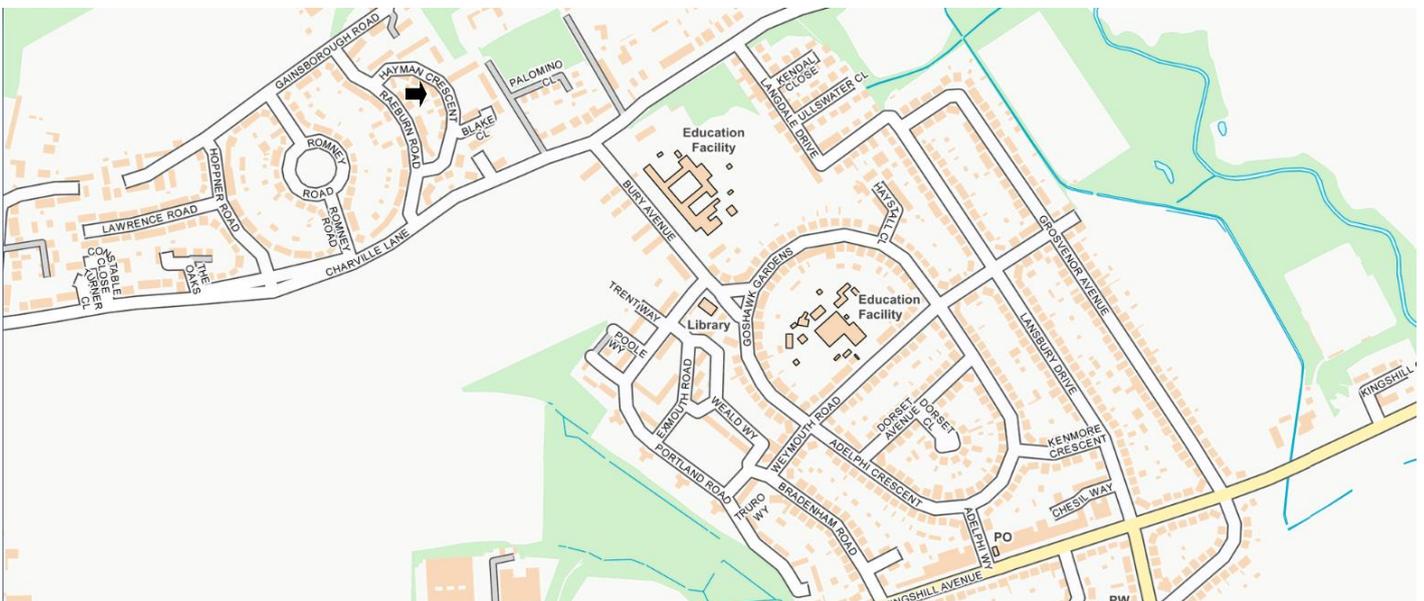
Detached brick construction with up & over door, door to garden, power & light, via wide shared drive, possible conversion to a garden room subject to required works.

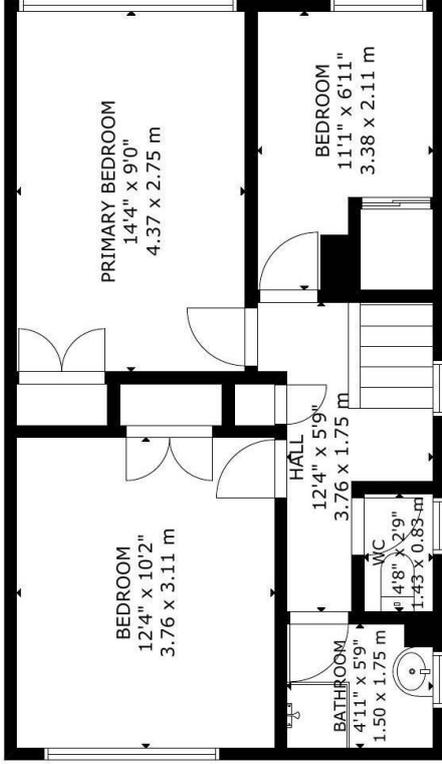
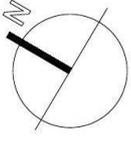
**PARKING**

Space for off street parking to front subject to required works.

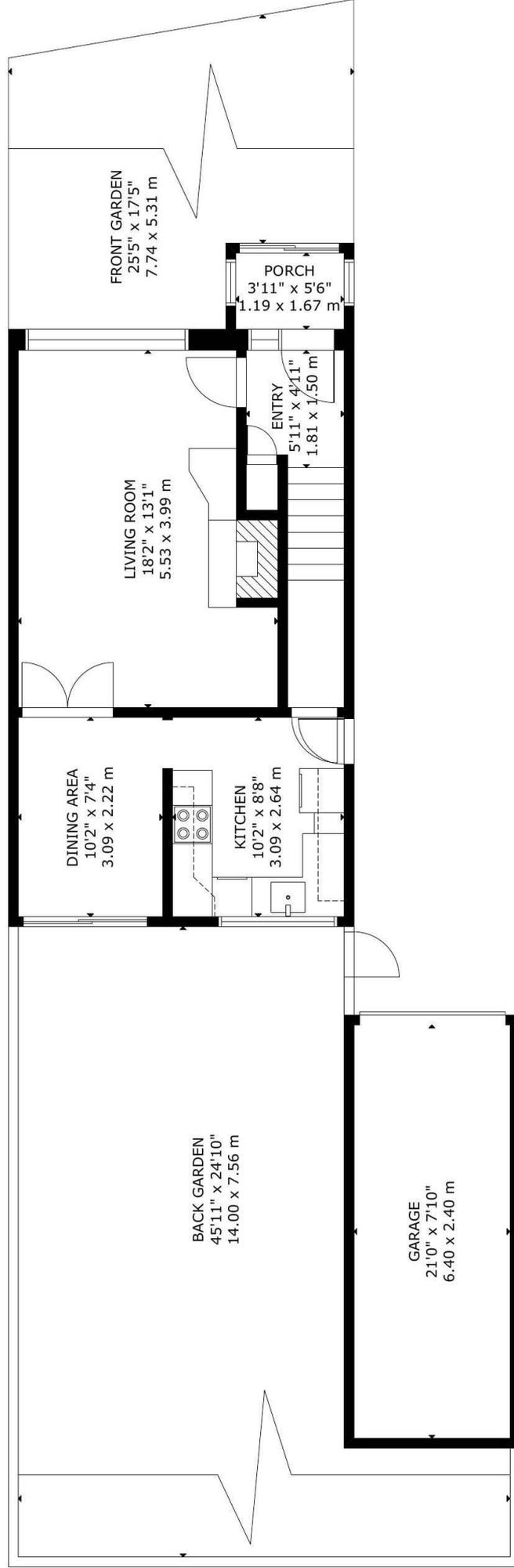
**FRONT GARDEN 25'5 x 17'5**

Laid to lawn with shrubs & a small tree, built is storage cupboard to flank wall by kitchen door..





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 89 m<sup>2</sup>/955 sq ft  
 GROUND FLOOR: 44 m<sup>2</sup>/473 sq ft, FIRST FLOOR: 45 m<sup>2</sup>/482 sq ft  
 EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>/21 sq ft, GARAGE: 15 m<sup>2</sup>/165 sq ft  
 FRONT GARDEN: 38 m<sup>2</sup>/414 sq ft, BACK GARDEN: 78 m<sup>2</sup>/838 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY