

## Gledwood Gardens Hayes UB4 0AU



**£650,000 Freehold**

Exceptionally presented throughout, meticulously kept decorative order, very popular North Hayes location, extended to side & rear, four bed semi-detached house, through lounge dining room, additional sitting room/bedroom four, separate fitted kitchen, breakfast room, ground floor shower room/wc, first floor luxury bathroom/wc fitted with a bath & shower cubicle, Upvc double glazing, central heating, low maintenance rear garden, own driveway & off street parking for 3-4 vehicles, just 350 yards from the Uxbridge Road, early viewing highly recommended on this sure to be popular property.

### **LOCATION**

With approximate distances. Gledwood Gardens is off the Uxbridge Road, with the property located at Gledwood Gardens junction with Warley Road. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just 350 yards from the property. Local bus services provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its 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. Lombardy Retail Park with a Sainsbury's Super Store & a selection of High Street Brand shops is located just over half a mile away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is a mile from the property.

### **COUNTRYSIDE**

525 Yards from the property is the entrance to Belmore open space & playing fields with access to the Yeading Brook Meadows & Nature Reserve forming part of the Hillingdon trail. Going northwards the area is of traditional countryside character. Ten Acre Wood is a haven for birds & wildlife with its 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, with Gutteridge Woods located to the North.

Property Ref 7872 Council Tax Band D £1952.00 Per Annum Epc Rating D

## ENTRANCE

Composite, part stained glass & leaded light double glazed entrance door to:-

## GROUND FLOOR HALLWAY

Carpeted staircase to first floor with storage cupboard under, coved ceiling with inset low voltage lighting, laminate flooring, radiator, doors to through lounge, sitting room/bedroom four & kitchen.



## THROUGH LOUNGE DINING ROOM

Front aspect Upvc double glazed bay window, coved ceiling, feature fireplace with timber surround, marble back & hearth & inset coal effect gas fire, carpeted flooring, radiators, rear aspect Upvc double glazed sliding patio doors to garden.



## SITTING ROOM/BEDROOM FOUR

Front aspect Upvc double glazed window, coved ceiling with inset low voltage lighting, Oak flooring, radiator. Currently used as an additional reception room, suitable for use as a ground floor bedroom for an elderly or infirm person with the benefit of the ground floor shower room/wc to service this bedroom.



## KITCHEN

Modern fitted kitchen comprising:- Range of Maple style wall units with cornice, light rails & concealed lighting under, matching base & drawer units with laminated worktops over & Travertine tiled splash backs, stainless steel single bowl, single drainer sink unit with Monobloc mixer taps, integrated dishwasher, built in double oven with glass halogen hob & extractor over, inset low voltage ceiling lighting, ceramic tiled flooring, under stairs storage cupboard, under floor heating, rear aspect Upvc double glazed window, door to shower room lobby, opening onto:-



## BREAKFAST ROOM

Side aspect Upvc double glazed window, inset low voltage ceiling lighting, high level storage cupboard with space for fridge & freezer under, space for table & chairs, tiled flooring, radiator, under floor heating, Upvc double glazed double doors to garden.



## LOBBY

Built in recessed cupboards with plumbing & space for washing machine & tumble dryer, door to:-

## GROUND FLOOR SHOWER ROOM/WC

Modern fitted white suite comprising:- Fully enclosed shower cubicle, wall mounted thermostatic shower control with flexible hose, adjustable riser rail & detachable shower head, semi recessed ceramic wash hand basin with monobloc mixer taps & cabinet under, close couple wc with push button flush, fully tiled walls, tiled flooring, chrome ladder style radiator, under floor heating, roof light, inset low voltage ceiling lighting, extractor fan.



## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, carpeted flooring, access to loft space via pull down ladder housing gas fired central heating & hot water boiler, doors to:-

## BEDROOM ONE

Front aspect Upvc double glazed window, inset low voltage ceiling lighting, modern fitted wardrobes to alcoves, carpeted flooring, radiator.



## BEDROOM TWO

Rear aspect Upvc double glazed window, inset low voltage ceiling lighting, carpeted flooring, radiator.



## BEDROOM THREE

Front Upvc double glazed window, carpeted flooring, radiator.

## BATHROOM/WC

Luxury fitted white suite comprising:- Panelled steel bath with bath/shower mixer taps, flexible hose & detachable handset, fully enclosed shower cubicle, wall mounted thermostatic shower control with flexible hose, adjustable riser rail & detachable shower head, ceramic wash hand basin with monobloc mixer taps & storage cabinet under, close couple wc with push button flush, fully tiled walls, tiled flooring, chrome ladder style radiator, inset low voltage ceiling lighting, extractor fan, side & rear aspect double glazed windows.



## GARDEN

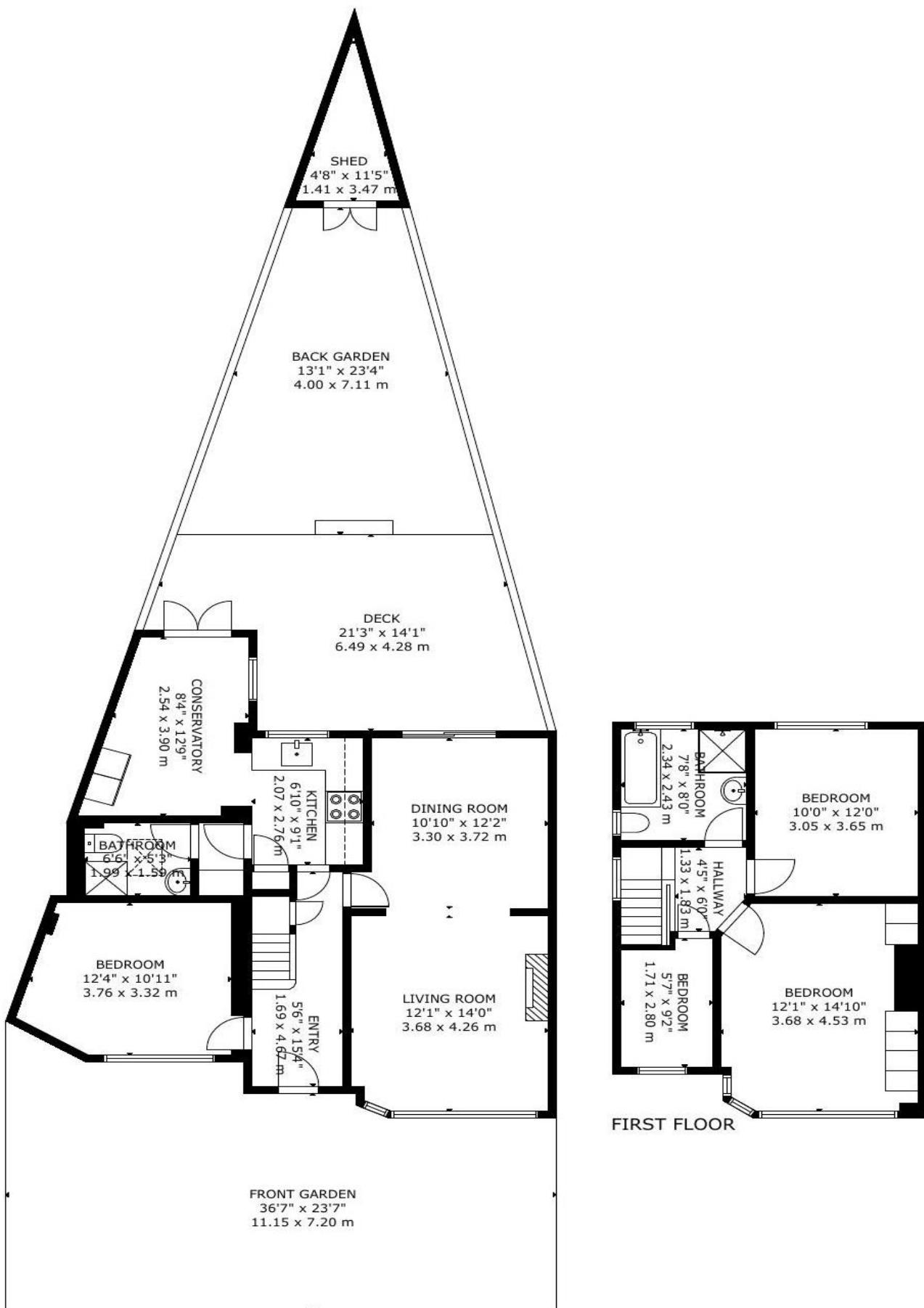
To rear low maintenance comprising:- Lite composite decked patio area, remainder laid to lawn with footpath to timber shed, timber panelled boundary fencing.



## PARKING

Block paved off street parking to front for 3-4 vehicles, with brickwork boundary walling.





GROUND FLOOR

GROSS INTERNAL AREA

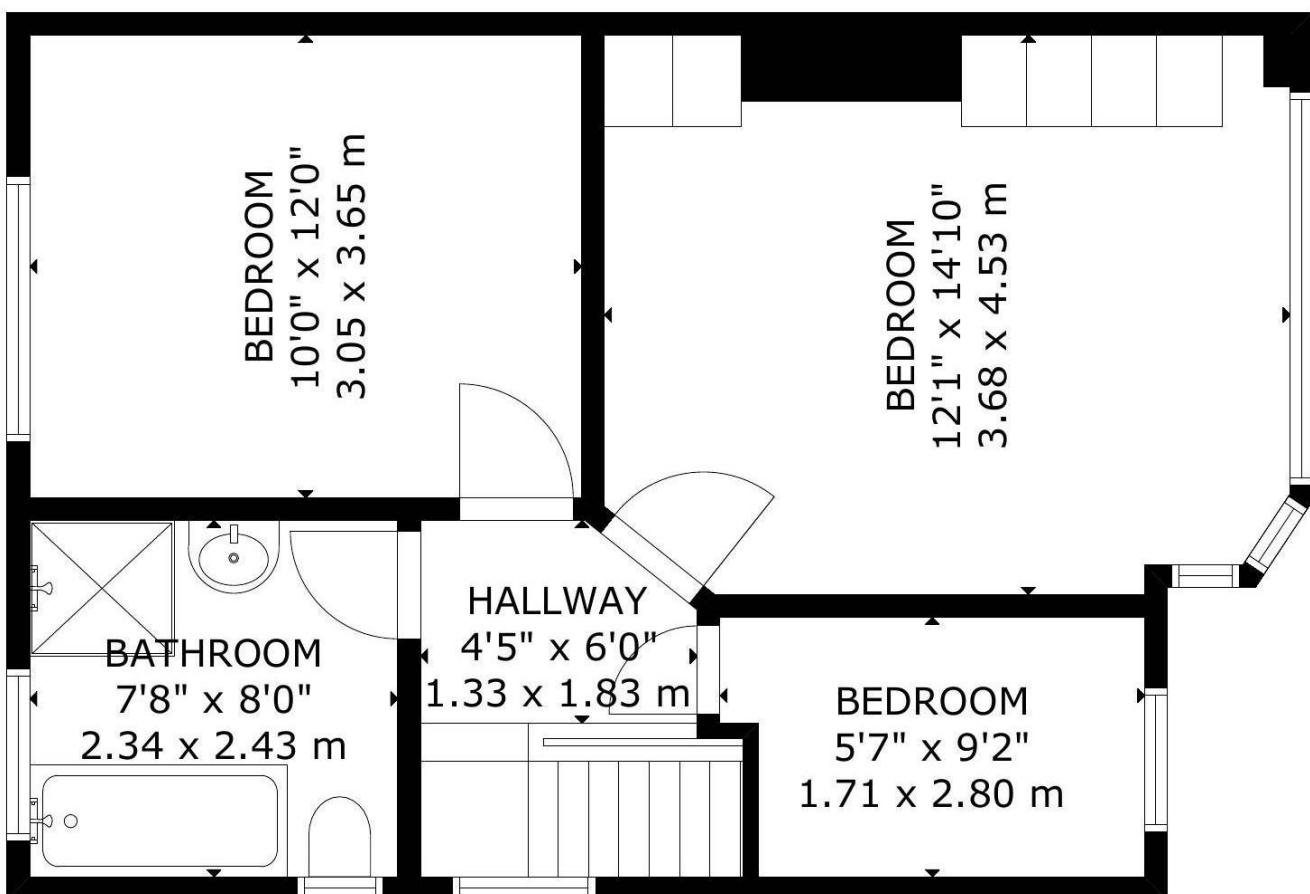
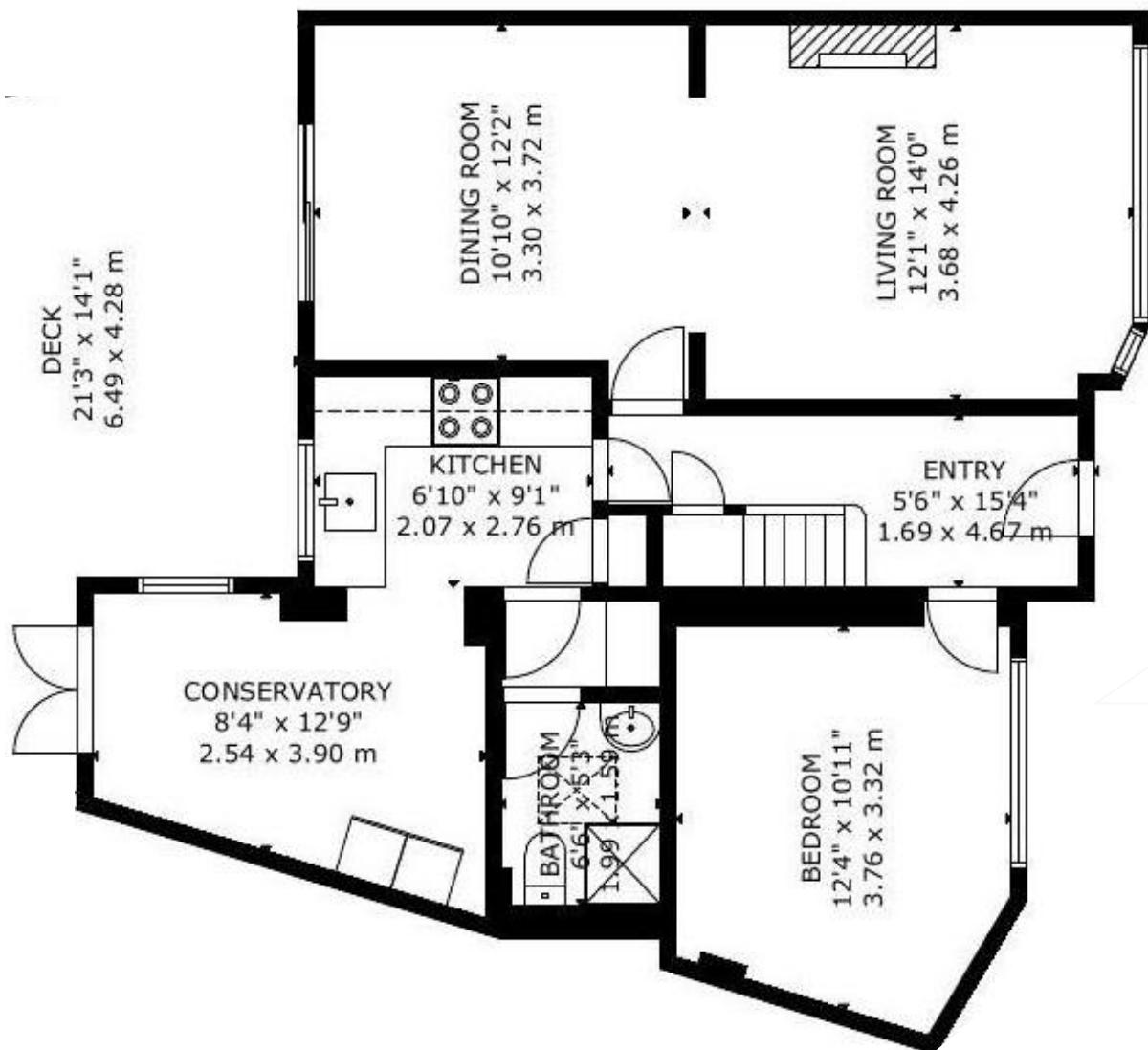
TOTAL: 117 m<sup>2</sup>/1,261 sq ft

GROUND FLOOR: 73 m<sup>2</sup>/786 sq ft, FIRST FLOOR: 44 m<sup>2</sup>/475 sq ft

EXCLUDED AREAS: SHED: 3 m<sup>2</sup>/28 sq ft, FRONT GARDEN: 87 m<sup>2</sup>/942 sq ft

DECK: 25 m<sup>2</sup>/267 sq ft, BACK GARDEN: 28 m<sup>2</sup>/304 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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