

Weymouth Road Hayes UB4 8NF



£2600.00 Per Calendar Month

Presented in superb condition throughout, popular North Hayes Location, extended three/four bed semi, through lounge dining room, extended luxury fitted kitchen diner with integrated appliances, ground floor study/tv room/fourth bedroom, master bedroom with fitted wardrobes, luxury fitted bathroom/wc, loft room useful for a number of purposes, gas central heating, double glazed, delightful rear garden, off street parking for 3 cars, garage own drive, part furnished, available end of March, early viewing an absolute must, so as not to be disappointed.

LOCATION

With approximate distances:- The property is located on Weymouth Road 83 yards from its junction with Adelphi Crescent. Kingshill Avenue's popular local shopping parade, post office, restaurants, café's & take away outlets is just 525 yards from the property. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is just over a mile away. Bus services on Lansbury Drive, Kingshill Avenue and the Uxbridge Road provide access to the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its popular Elizabeth Line link has estimated 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 1.6 miles away. The popular Hayes Park, & Charville Nursery, Infant and Primary Schools are all located within 700 yards of the property.

COUNTRYSIDE

Located 350 yards away as Weymouth Road crosses over Grosvenor Avenue is access to the Yeading Brook Meadows & Nature Reserve forming part of the Hillingdon trail. Going Northwards towards Charville Lane is 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 with Gutteridge Woods located to the North.

Property reference 7877 Council Tax Band D £1952.00 Per Annum Epc Rating TBC

ENTRANCE

Composite part double glazed entrance door to:-

ENTRANCE HALL

Carpeted staircase to first floor with storage cupboard under, coved ceiling, wood effect laminate flooring, radiator, doors to lounge & study/tv room/fourth bedroom.



THROUGH LOUNGE DINING ROOM

Front aspect Georgian style Upvc double glazed window, coved ceiling, wood effect laminate flooring, feature fireplace, with inset stainless steel & stone pebble electric fire, radiator, folding doors to:-



KITCHEN DINER

Luxury fitted kitchen comprising:- Range of white high gloss fronted wall units with cornice trim & light rails withy under unit lighting, matching base & drawer units with laminated worktops over & laminated splashbacks, inset coloured glass & stainless steel single bowl, single drainer sink unit with monobloc mixer taps, integrated washing machine & dishwasher, integrated fridge freezer, integrated microwave, built in electric double oven, fitted glass halogen hob with glass splashback & stainless steel canopy extractor over, concealed gas central heating boiler, matching high level glazed fronted display cabinets incorporating wine racks, low voltage plinth lighting, ceramic tiled flooring, coved ceiling with inset low voltage lighting, designer radiator, rear aspect Georgian style Upvc double glazed window, Upvc double glazed double doors to garden.



GROUND FLOOR STUDY/TV ROOM/BEDROOM FOUR

Side aspect Georgian style Upvc double glazed window, coved ceiling, wood effect laminate flooring, built in under stairs storage cupboard, chrome ladder style radiator.



FIRST FLOOR LANDING

Side aspect Georgian style Upvc double glazed window, carpeted flooring, removable ladder style steps to half landing, ladder style steps to loft room, Oak veneered doors to:-

BEDROOM ONE

Front aspect Georgian style Upvc double glazed window, coved ceiling, range of fitted wardrobes with part mirror fronted sliding doors, wood effect laminate flooring, radiator.



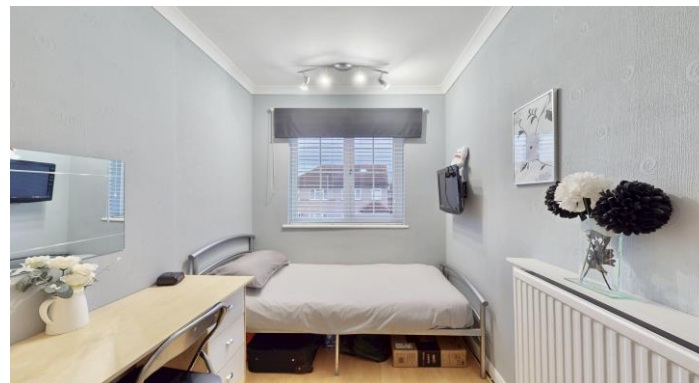
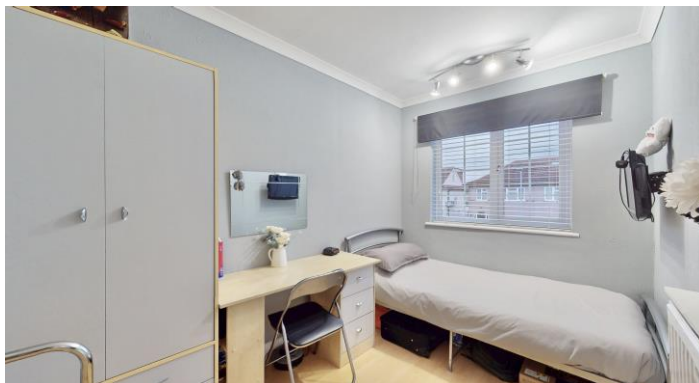
BEDROOM TWO

Rear aspect Georgian style Upvc double glazed window, coved ceiling, wood effect laminate flooring, radiator.



BEDROOM THREE

Front aspect Georgian style Upvc double glazed window, coved ceiling, wood effect laminate flooring, radiator.



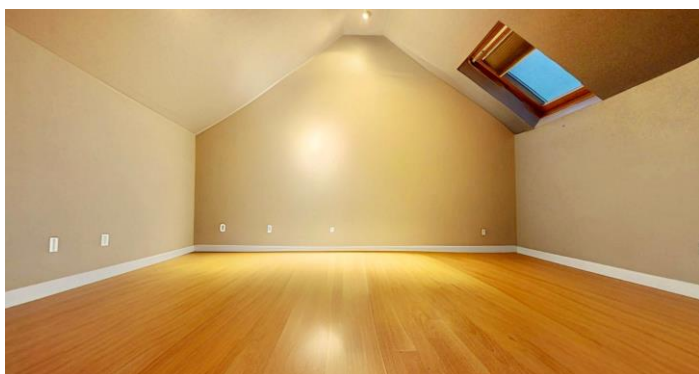
BATHROOM/WC

Luxury fitted white suite comprising:- Panelled P shaped shower bath with bath filler mixer taps, wall mounted thermostatic shower control with fixed rainfall head, adjustable riser rail, flexible hose & detachable handset, curved shower screen, white high gloss bathroom cabinetry, semi countertop ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, concealed cistern wc with push button flush, wall mounted storage cabinet & full height floor cabinet, fully tiled walls, tiled flooring, designer radiator, inset low voltage ceiling lighting, side aspect Georgian style Upvc double glazed window.



LOFT ROOM

Fully boarded & plastered, sloping ceilings, rear aspect velux window, eaves storage cupboards, wood effect laminate flooring, power & light. Please note this is not a bedroom & cannot be used as a bedroom. Ideally suited for use as a playroom, study, games room, home office or as a storage room.



REAR GARDEN

Level & well cared for rear garden 54'2 x 25'10 comprising:- Extensive wrap around paved patio area, remainder laid to lawn with laid to shingle shrub borders, further paved patio area to the foot of the garden, storage shed & storage box, timber panelled fencing, access to garage.



GARAGE VIA OWN DRIVE.

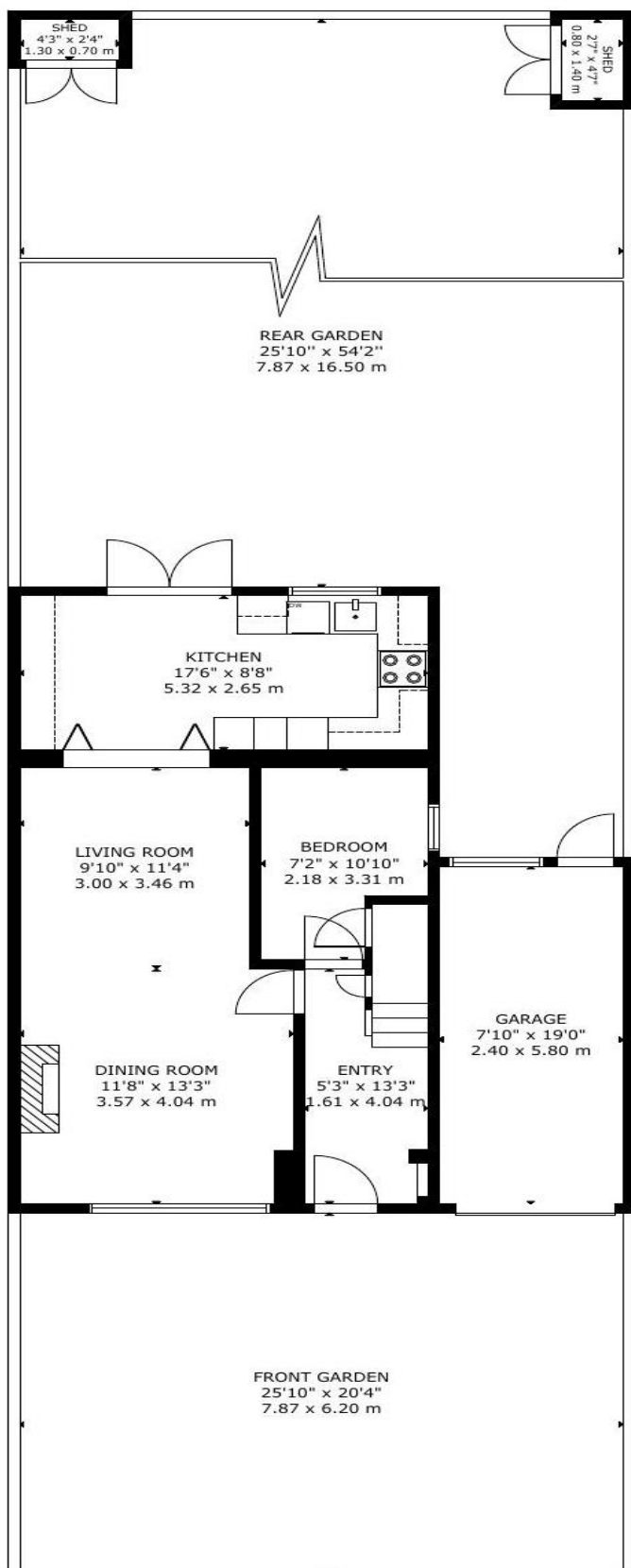
Brick construction, up and over door, power & light, rear aspect UPVC double glazed window, Upvc double glazed door to rear garden.



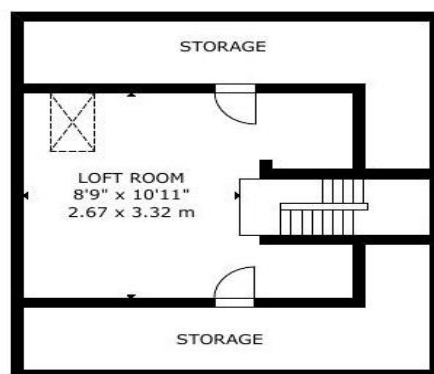
PARKING

Block paved off street parking to front for three cars.

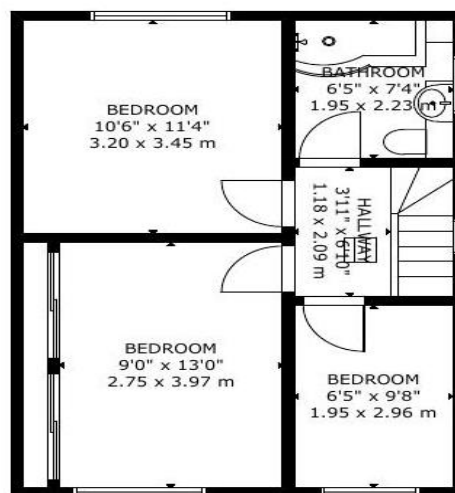




GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL: 110 m²/1,186 sq.ft

GROUND FLOOR: 56 m²/599 sq.ft, FIRST FLOOR: 40 m²/432 sq.ft, SECOND FLOOR: 14 m²/155 sq.ft

EXCLUDED AREAS: GARAGE: 14 m²/150 sq.ft, SHED: 2 m²/22 sq.ft

FRONT GARDEN: 49 m²/525 sq.ft, REAR GARDEN: 138 m²/1,489 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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