

## **Mansfield Drive Hayes UB4 8DZ**



### **£2500.00 Per Calendar Month**

Presented in very good order throughout, extended four bed semi-detached house, ground floor 4<sup>th</sup> double bedroom with ground floor newly fitted cloakroom/wc facilities, through lounge dining room, newly fitted extended kitchen, modern fitted bathroom/wc, newly decorated throughout, mostly new floor coverings, gas central heating, double glazed, low maintenance rear garden, off street parking for several cars, garage via shared drive, available now, unfurnished, early viewing highly recommended, popular North Hayes location, catchment area for the highly sought after Hayes Park School.

#### **LOCATION**

With approximate distances. Mansfield Drive is located off Balmoral Drive which runs between Park Lane & Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just under half a mile from the property. Local bus services provide access to the local areas and beyond including Hayes Town along with Hayes & Harlington mainline station. Its recently opened 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 & the West, Heathrow & the M4 is a mile from the property. Kingshill Parade with its popular local shopping facilities, cafes, restaurants & takeaways is just 400 yards from the property. The highly sought after Hayes Park school is just 350 yards away.

#### **COUNTRYSIDE**

Located half a mile away is access to the Hillingdon trail, Yeading Brook Meadows & Nature Reserves are accessed through Grosvenor playing fields on Kingshill Avenue. Going Northwards towards Charville Lane is area 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 reference 7878 Council Tax Band D £1952.00 Per Annum Epc Rating D

## ENTRANCE

Hardwood entrance door to:-

## ENTRANCE HALL

Side aspect Upvc double glazed window, newly carpeted staircase to first floor with storage cupboard under, coved ceiling, wood effect laminate flooring, radiator, doors to front reception/bedroom four, door to:- inner lobby.



## FRONT RECEPTION ROOM/BEDROOM FOUR

Front, aspect Upvc double glazed window, coved ceiling, newly fitted wood effect laminate flooring, radiator. This room ideally suits as a double bedroom benefiting from the ground floor wc facilities.

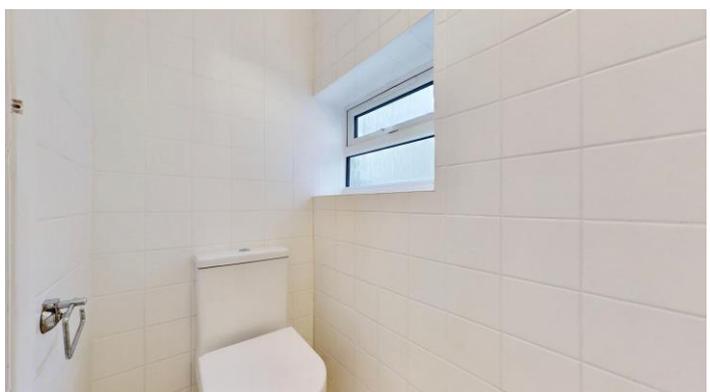


## INNER LOBBY

Built in under stairs storage cupboard housing gas fired boiler, wood effect laminate flooring, radiator, doors to cloakroom, kitchen & rear through lounge.

## REAR THROUGH LOUNGE DINING ROOM

Two Intercommunicating rooms via feature archway, part coved ceiling, wood effect laminate flooring, radiator, Upvc double glazed French doors to garden, door to kitchen.



## GROUND FLOOR CLOAKROOM

Newly fitted white suite comprising:- Close coupled wc with push button flush, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, fully tiled walls, tiled walls, side aspect Upvc double glazed window.



## KITCHEN

Newly fitted kitchen comprising:- Range of white high gloss fronted units with lighting under, matching base & drawer units with wood block style laminated worktops over & tiled splashbacks, inset resopal single bowl, single drainer sink unit with monobloc mixer taps, free standing washing machine, space for fridge freezer, dishwasher or tumble dryer, slot in gas cooker & hob with stainless steel extractor canopy over, vinyl flooring, rear aspect Upvc double glazed window, door to through lounge dining room.



## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, newly carpeted flooring, access to loft, doors to:-

## BEDROOM ONE

Front aspect Upvc double glazed window, coved ceiling, two built in double wardrobes with storage cupboards over, newly carpeted flooring, radiator.



## BEDROOM TWO

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



### **BEDROOM THREE**

Front aspect Upvc double glazed window, recessed open shelved storage cupboard, newly carpeted flooring, radiator.



### **BATHROOM/WC**

Modern fitted white suite comprising:- Acrylic panelled bath with wall mounted bath filler mixer taps, wall mounted thermostatic shower control with fixed rainfall head, adjustable riser rail, flexible hose & detachable handset, glazed shower screen, ceramic pedestal wash hand basin with monobloc mixer taps, close coupled wc with push button flush, mostly tiled walls, tiled flooring, chrome ladder style radiator, rear aspect Upvc double glazed window.

### **REAR GARDEN**

Level & low maintenance rear garden 64'8 x 22'7 comprising:- Hard standing patio area, remainder laid to lawn, brickwork boundary walling, part timber fencing, hardstanding driveway providing access to garage.



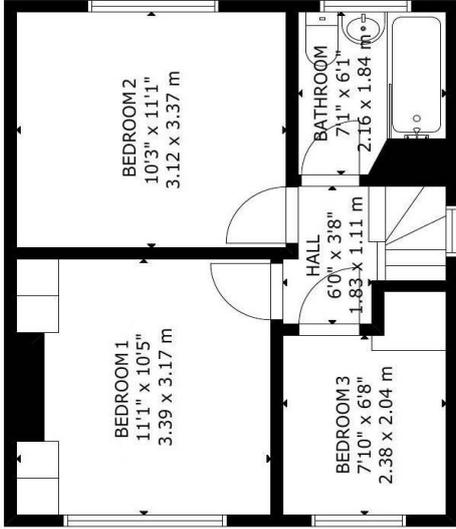
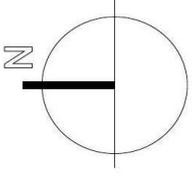
### **GARAGE VIA SHARED DRIVE.**

Good sized 21'8 X 9'6, pre-cast concrete construction under a pitched corrugated roof, up and over door, door to garden.

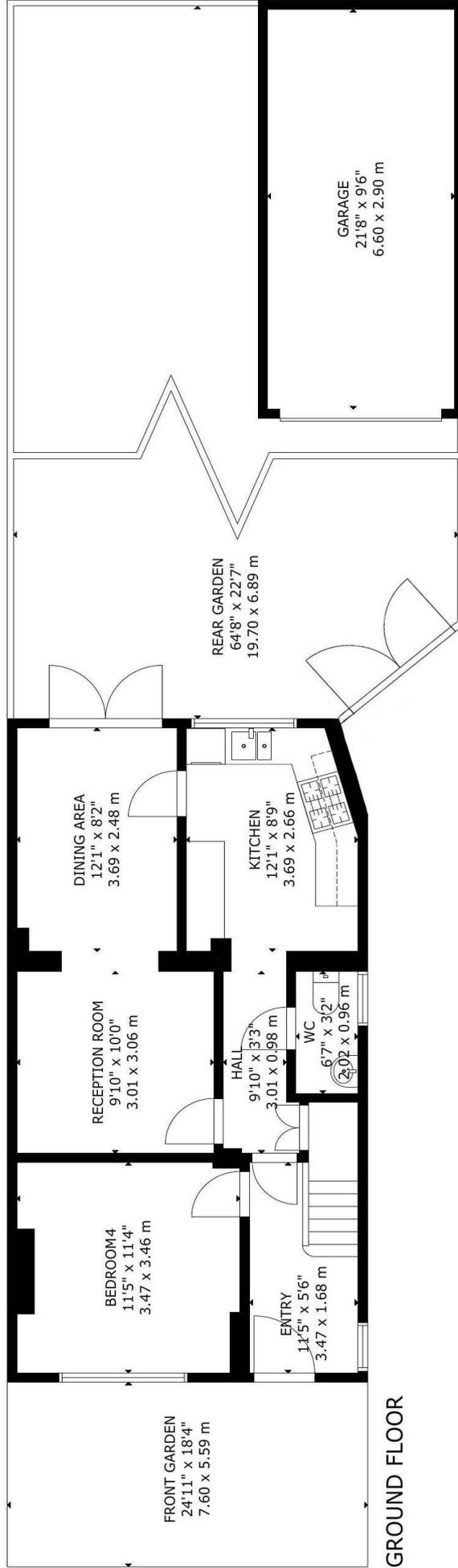
### **PARKING**

Off street parking to front 24'11 X 18'4 for two cars with additional parking to the back garden on the garage driveway.





FIRST FLOOR

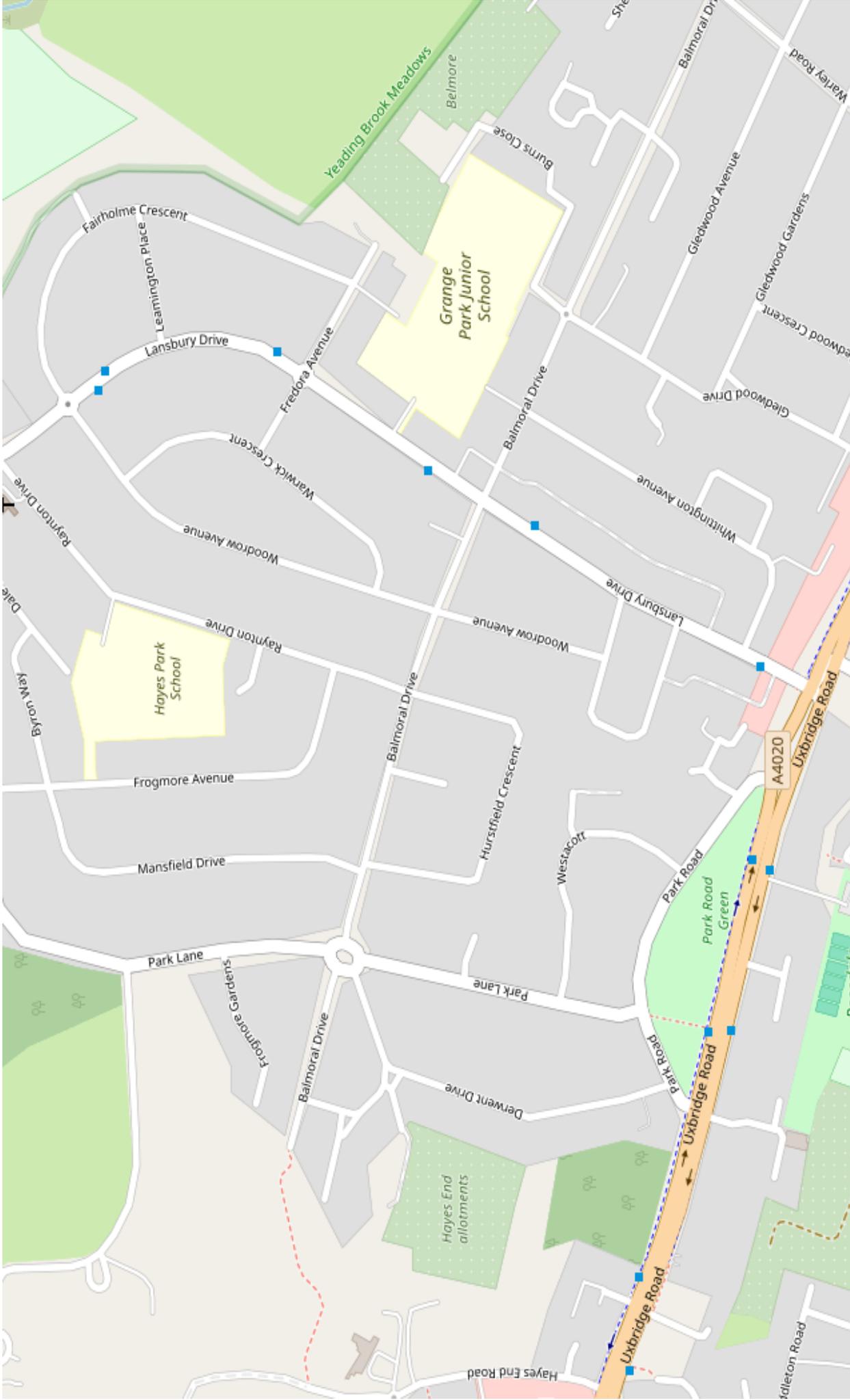


GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 92 m<sup>2</sup>/991 sq ft

EXCLUDED AREAS: FRONT GARDEN: 43 m<sup>2</sup>/458 sq ft; REAR GARDEN: 114 m<sup>2</sup>/1,222 sq ft; GARAGE: 19 m<sup>2</sup>/206 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



107 Lansbury Drive · Hayes · Middlesex · UB4 8RP    Tel 020 8561 1222    info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

