

## Park Lane Hayes UB4 8AG



**£2500.00 Per Calendar Month**

North Hayes premier road, presented in very good order, completely redecorated throughout, extended three bed semi-detached house, through lounge dining room, luxury extended fitted kitchen breakfast room, first floor bathroom/wc, gas central heating & double glazed, 63'4" rear garden, detached garage via shared drive, off street parking, conveniently located for popular schools, shopping facilities & the Uxbridge Road, early viewing is advised on this highly sought after location, unfurnished, available now.

### LOCATION

With approximate distances:- Park Lane runs between The Uxbridge Road & Kingshill Avenue. The property itself is just 700 yards from the Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses. Local bus services provide access to the local and surrounding areas including, Hayes Town with its Hayes & Harlington mainline station. Its popular Elizabeth Line link has estimated journey times quoted 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 Lombardy retail park with its Sainsbury's superstore & selection of High Street brand shops is 1.3 miles from the property whilst the A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.6 miles away. Further popular local shopping facilities takeaways and restaurants at Kingshill Parade are 350 yards away. Those looking for popular local schools Hayes Park is 425 yards from the property whilst the Charville Academy School is just over a mile away. Green Park on Park Road with its playground & outdoor gym is just 425 yards from the property whilst Barra Hall Park & Botanical Gardens along with the Beck Theatre are just under three quarters of a mile from the property.

Property Reference 7879 Council Tax Band D £1952.00 Per annum Epc Rating D.

## ENTRANCE

Upvc double glazed entrance door to:-

## ENTRANCE HALL

Front & side aspect Upvc double glazed windows, coved ceiling, carpeted staircase to first floor with storage cupboards under, wood effect laminate flooring, radiator, doors to utility room & through lounge.



## THROUGH LOUNGE DINING ROOM

Front aspect Upvc double glazed window, coved ceiling, wood effect laminate flooring, feature stone fireplace with matching display shelving to alcoves & timber tops, radiators, archway to kitchen breakfast room.



## UTILITY ROOM

Side aspect Upvc double glazed window, inset stainless steel single bowl, single drainer, sink unit with monobloc mixer taps & cupboard under, free standing washing machine & tumble dryer, wall mounted gas central heating boiler, vinyl flooring.



## KITCHEN BREAKFAST ROOM

Luxury fitted kitchen comprising:- Range of Oak fronted Shaker style wall units with cornice, light rails & lighting under, matching base & drawer units with granite worktops & glass splash backs over, matching breakfast bar, inset stainless bowl & a half, single drainer sink unit with monobloc mixer taps, integrated dishwasher & fridge freezer, built in double oven, fitted gas hob with stainless steel extractor over, tiled flooring, coved ceiling with inset low voltage lighting, side aspect Upvc double glazed window, hardwood framed aluminium double glazed patio doors to garden.



## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, new wood effect laminate flooring, doors to:-

## BEDROOM ONE

Front aspect Upvc double glazed window, built in wardrobes to alcoves with storage cupboards over, newly fitted wood effect laminate flooring, radiator.



## BEDROOM TWO

Rear aspect Upvc double glazed window, newly fitted wood effect laminate flooring, radiator.



## BEDROOM THREE

Front aspect Upvc double glazed window, newly fitted wood effect laminate flooring, radiator.



## BATHROOM/WC

Fitted suite comprising:- Acrylic panelled bath with glazed shower screen, wall mounted electric shower unit, adjustable riser rail, flexible hose & detachable shower head, pedestal wash hand basin, close coupled wc, mostly tiled walls, new wood effect laminate flooring, radiator, rear aspect Upvc double glazed window.



## REAR GARDEN

Level rear garden 63'4 X 21'5 comprising:- Block paved patio, remainder laid to lawn, brick built barbecue, large timber shed, greenhouse, part brickwork boundary walling & timber panelled fencing, access to garage, gates to shared driveway.



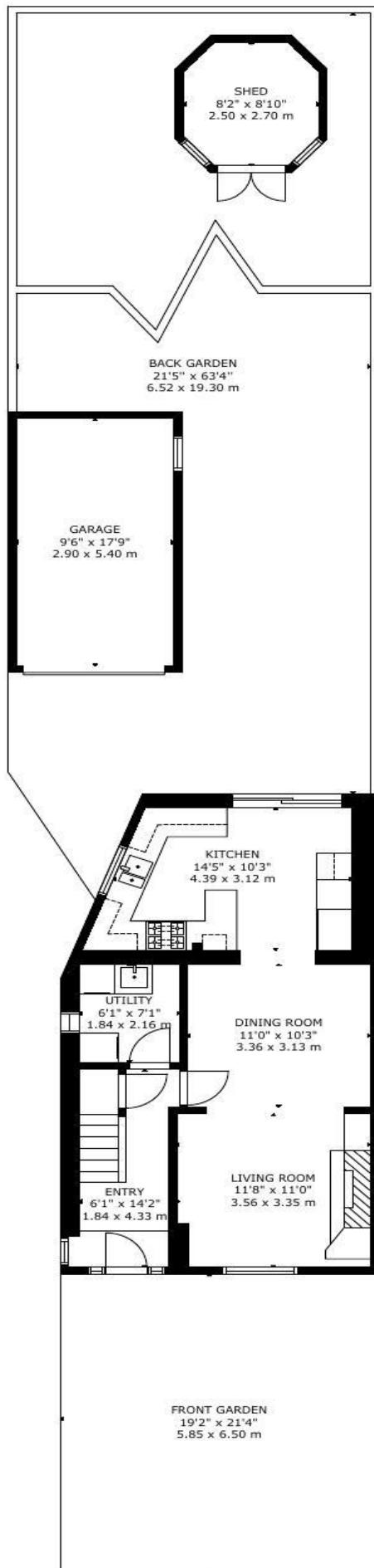
## GARAGE

17'9 x 9'6 detached, brick construction, up and over door, accessed via shared drive.

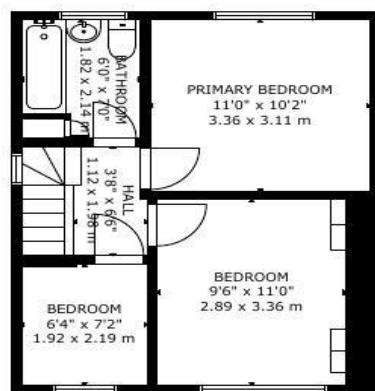
## PARKING

Off street parking to front for one car, remainder laid to lawn with shrub borders.





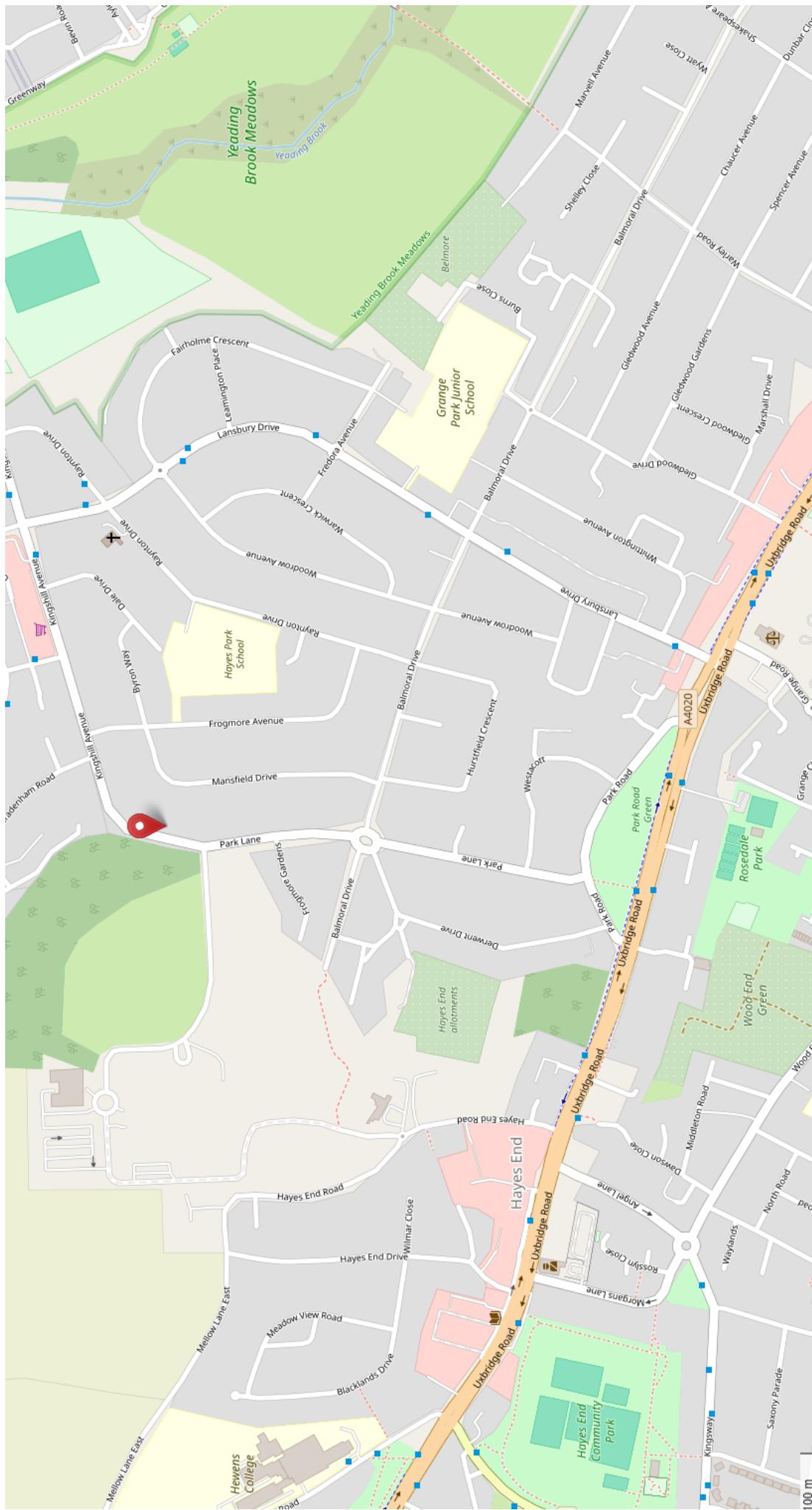
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 85 m<sup>2</sup>/912 sq.ft

GROUND FLOOR: 51 m<sup>2</sup>/546 sq.ft, FIRST FLOOR: 34 m<sup>2</sup>/366 sq.ft  
EXCLUDED AREAS: GARAGE: 16 m<sup>2</sup>/169 sq.ft, SHED: 6 m<sup>2</sup>/65 sq.ft  
FRONT GARDEN: 38 m<sup>2</sup>/410 sq.ft, BACK GARDEN: 116 m<sup>2</sup>/1,252 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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