

Grosvenor Avenue Hayes UB4 8NN



£800.00 Per Calendar Month Including Bills

Female only for a large double room, first floor, furnished, shared first floor shower room/wc & ground floor shower room/wc, shared use of kitchen, use of garden at landlord's discretion, central heating, double glazed, landlord in residence, single working females or working students, Inclusive of bills & fibre optic broadband, available now.

LOCATION

The property is backed by playing fields to rear and nearby Yeading Valley Nature Reserve, which comprises a number of circular walks through mature woods & wild flower meadows; some of which form part of the Hillingdon trail. Access to the reserve can be found approximately 175 yards away on Weymouth Road. Grosvenor Avenue runs between Kingshill Avenue and Lansbury Drive with their bus services providing access to the surrounding areas. Local shopping facilities at Kingshill Parade are approximately 500 yards from the property. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is approximately one mile from the property. Hayes & Harlington's mainline station and expected Crossrail link has published 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. Local bus services provide access to Uxbridge Town Centre with its multiple shopping centre Metropolitan & Piccadilly Line station. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is approximately 1.6 miles from the property. Lombardy Retail Park with its Sainsbury's super store and a selection of shopping outlets are located approximately just under 2 miles from the property.

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

FIRST FLOOR DOUBLE BEDROOM FURNITURE MAY HAVE CHANGED



FIRST FLOOR BATHROOM/WC



GROUND FLOOR SHARED KITCHEN



GROUND FLOOR SHARED KITCHEN



GARDEN USE AT LANDLORDS DISCRETION



GROUND FLOOR SHOWER/WC

