

Woodrow Avenue Hayes UB4 8QW



£495,000 Freehold

Ideal for those looking for the benefit of a double ground floor bedroom with an en-suite shower room/wc, extended three bed corner sited semi-detached house, extended entrance hall, lounge dining room, extended luxury fitted kitchen, one double & one small double first floor bedrooms & modern bathroom/wc, gas central heating, double glazed windows, retiled roof, delightful rear, side & front garden with wide frontage, off street parking for 3 cars via two own drives, close to amenities, schools & bus services, possible space for double side extension subject to consents, presented in exceptional order throughout early viewing is advised on this sure to be popular property.

LOCATION

With approximate distances. The property is located on Woodrow Avenue which runs between Balmoral Drive and Lansbury Drive. The property itself is located on the corner of Warwick Crescent. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is 700 yards from the property. Local bus services on Lansbury Drive and the Uxbridge Road provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its highly anticipated Cross Rail 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 1.4 miles from the property. Local shopping facilities at the junction of Balmoral drive and Lansbury drive are just 175 yards away. The highly sought after Hayes Park school is located 425 Yards from the property.

Property Reference 7663 Council Tax Band D £1515.00 Per annum Epc Rating TBA.

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

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

EXTENDED ENTRANCE HALL

Brick & Upvc double glazed construction under a pitched tiled roof, composite leaded light double glazed entrance door, two side aspect Upvc double glazed windows, carpeted flooring, carpeted staircase to first floor, door to bedroom three, hardwood half glazed door to lounge.

LOUNGE DINING ROOM

Front aspect Upvc double glazed bay window, coved ceiling, carpeted flooring, feature fireplace, radiator, built in under stairs storage cupboard, Georgian style hardwood single glazed door to kitchen, double glazed sliding patio doors to garden.



EXTENDED KITCHEN

Luxury fitted kitchen comprising:- Extensive range of Oak wall units with dental block cornice & light rails incorporating leaded light glazed display & open shelf display cabinets, matching base units with laminate worktops over & matching breakfast bar, full height larder units, stainless steel single bowl, single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine & dishwasher, space for fridge freezer & tumble dryer, built in double oven, fitted gas hob & extractor over, part tiled walls, tiled flooring, coved ceiling, side aspect hardwood framed aluminium double glazed window, hardwood framed aluminium double glazed door to garden.





GROUND FLOOR DOUBLE BEDROOM THREE

Front aspect Upvc double glazed window, range of fitted wardrobes with over bed space storage cupboards, carpeted flooring, radiator, doors to:-



EN-SUITE SHOWER ROOM/WC

White suite comprising:- Fully enclosed shower cubicle, wall mounted electric shower control with adjustable rail, flexible hose & detachable shower head, inset wash hand basin with vanity cupboard under, bidet, close coupled wc, fully tiled walls, tiled flooring, radiator, extractor fan, side aspect hardwood framed aluminium double glazed window.

FIRST FLOOR LANDING

Carpeted flooring, side aspect Upvc double glazed window, doors to:-

BEDROOM ONE

Double bedroom, front aspect Upvc double glazed window, coved ceiling, range of built in storage cupboards incorporating airing cupboard housing gas central heating boiler, built in wardrobes with mirror fronted fitted wardrobes, carpeted flooring, radiator.



BEDROOM TWO

Small double, rear aspect Upvc double glazed window, coved ceiling built in wardrobe, storage cupboards & shelving unit, access to loft, carpeted flooring, radiator,



BATHROOM/WC

Modern white suite with antique style fittings comprising:- Tile panelled bath with centrally located bath/shower mixer taps, flexible hose & detachable shower head, folding glazed shower screen, pedestal wash hand basin close coupled wc with push button flush, fully tiled walls, tiled flooring, radiator, rear aspect Upvc double glazed window.

REAR GARDEN

Delightful rear garden 41'8 X 27'6 comprising:- Decked area with step down to paved patio area, brick edged flower & shrub border, timber shed, part brick & timber panelled fencing, gate to front garden.



FRONT GARDEN

Very wide frontage comprising:- Two defined garden areas, part laid to lawn with brick edged mature & well stocked flower & shrub borders, mostly brick boundary walling & part timber panelled fencing, wrought iron gate. Please note should an incoming owner wish for more private garden space it is our opinion that the left hand side of the front garden could well be fenced off to facilitate this.



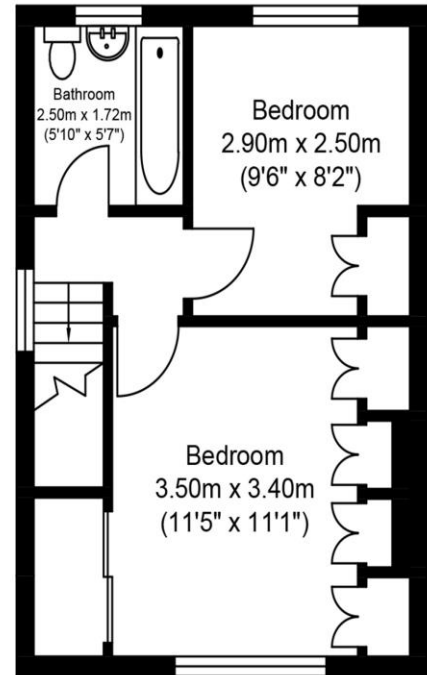
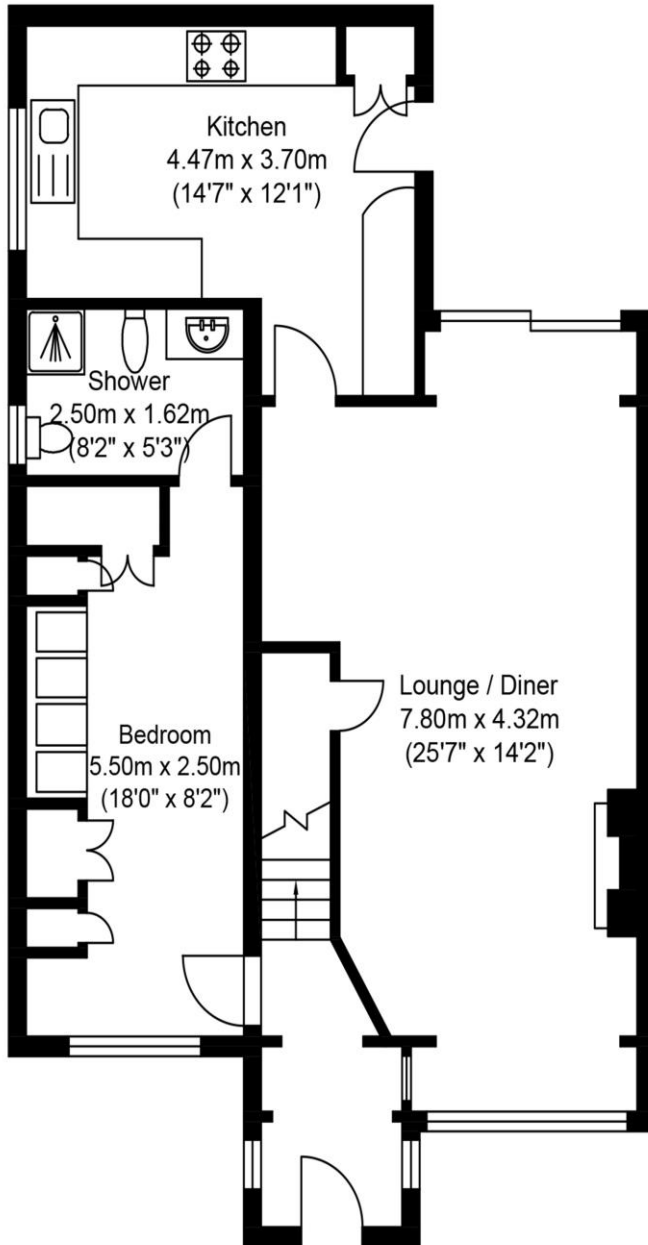
OFF STREET PARKING

Two own drives accessed via two sets of wrought iron double gates, crazy paving providing off street parking for three cars, with potential for further parking subject to required works.

FLOOR PLANS

Approximate Gross Internal Floor Area : 95.46 sq m. (1027.52 sq. ft.)

Rear Garden Measurement - (12.7m x 8.4m = 41'8" x 27'6")



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and to responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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