

Woodrow Avenue Hayes UB4 8QW



£1750.00 Per Calendar Month

Two bed terraced house, entrance porch, lounge dining room, separate fitted kitchen, first floor bathroom/wc, two double bedrooms, gas central heating & double glazed, laminate or tiled flooring throughout, carpeted staircase & landing, recently redecorated, covered veranda to rear, good sized rear garden, popular road close to transport & shopping facilities, unfurnished, available now.

LOCATION

With approximate distances. The property is located on Woodrow Avenue which runs between Balmoral Drive and Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is a third of a mile from the property. Bus services on Lansbury Drive and the Uxbridge Road provide access to Hayes Town with its Hayes & Harlington mainline station & recently opened Elizabeth Line with 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. Uxbridge, Ealing & the surrounding areas. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is one mile from the property. Local shopping facilities at the junction of Balmoral drive and Lansbury drive are 175 yards away whilst Hayes Park & Grange park schools are all located 425 & 350 yards away respectively.

Property reference 7594 Council Tax Band C £1657.00 Per Annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney



ENTRANCE PORCH

Fully enclosed entrance porch under a pitch tiled roof, Upvc double glazed entrance door & sidelight, tiled flooring, internal double glazed entrance door to:-

LOUNGE

Front aspect Upvc double glazed window, carpeted stairs to first floor with storage cupboards under, wood effect laminate flooring, inset low voltage lighting, radiators, (sofas to be removed), door to kitchen, Upvc double glazed double doors to garden.



KITCHEN

Fitted kitchen comprising:- Range of white fronted wall & matching base units with laminate worktops over. Inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, space for fridge freezer. Cooking appliances comprising:- Built under oven & fitted gas hob with extractor canopy over. part tiled walls, vinyl flooring, rear aspect Upvc double glazed window.



FIRST FLOOR LANDING

Access to loft, doors to:-

BEDROOM ONE

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



BEDROOM TWO

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



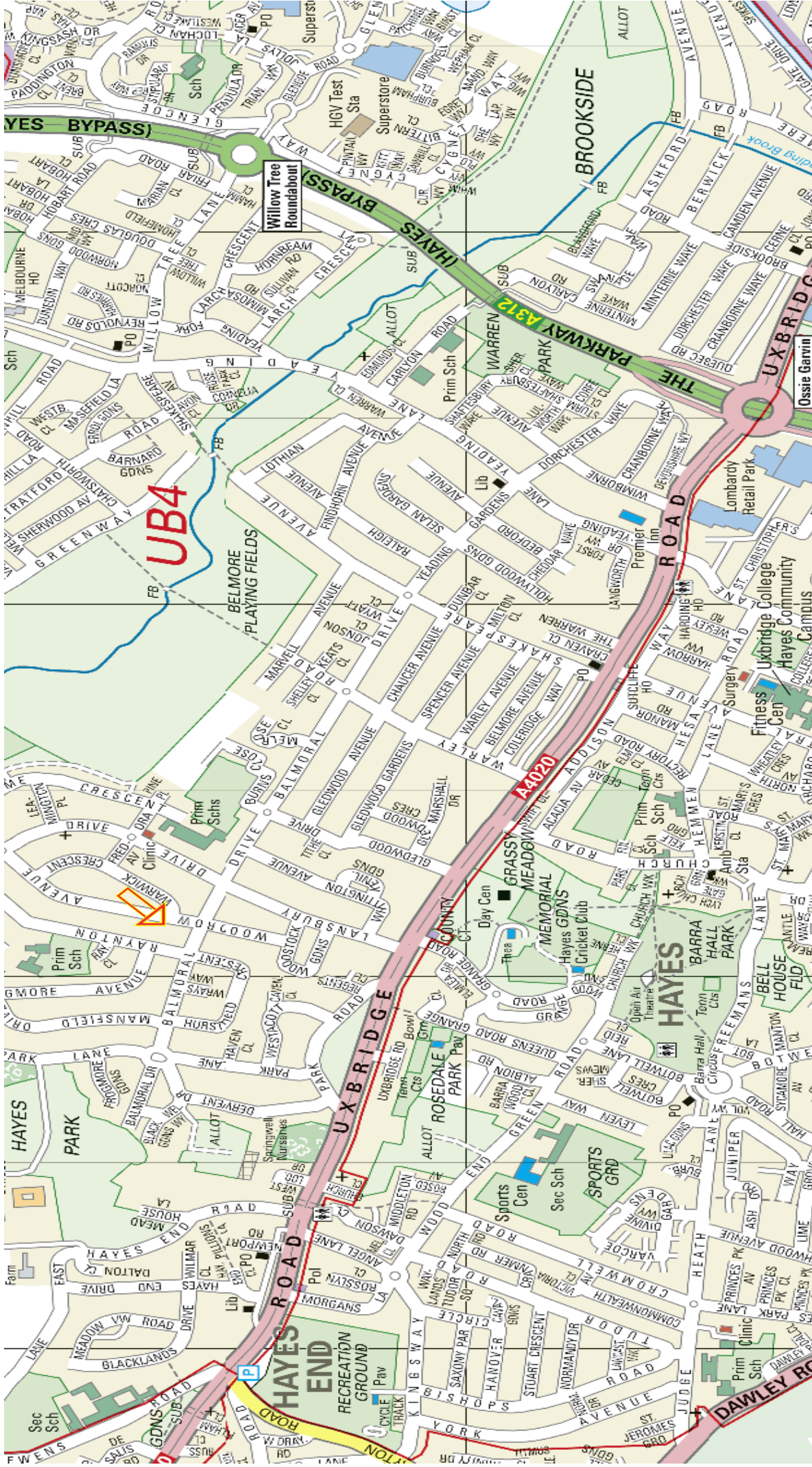
BATHROOM/WC

Modern fitted white suite comprising:- Steel panelled bath with antique style bath/shower mixer taps, flexible hose & detachable hand set, wall mounted wash hand basin with monobloc mixer taps, close couple wc with push button flush, fully tiled walls, tiled flooring, extractor fan, chrome ladder style radiator, rear aspect Upvc double glazed window.



GARDEN (TO BE CLEARED)

Good size to rear, covered veranda with plumbing for washing machine, patio area, remainder laid to lawn, brick built shed, timber panelled fencing.



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