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Clevedon Gardens  
Hayes  
Middlesex  
UB3 1RD

RWHITLEY  
Est. 1938 & CO

# Offers In Excess Of £425,000



- Extended Mid-Terraced House
- Two Double Bedrooms
- Living Room With Bay Window
- Fitted Kitchen
- Upstairs Bathroom
- Private Rear Garden
- Driveway
- No Chain

## DESCRIPTION

Situated in popular 'Clevedon Gardens' this extended two bedroom mid-terraced house is the perfect blank canvas with an opportunity for a purchaser to stamp their own mark and has no onward chain complications. The ground floor accommodation comprises an entrance hallway with storage, extended, dual aspect living room with attractive bay window, galley style fitted kitchen with a range of wall and floor cupboard units and an additional lean to with a door leading to the rear garden. Stairs from the hallway lead to the first floor landing where you will find a large principal bedroom with fitted wardrobes, second bedroom also with fitted wardrobes and a family bathroom.

## OUTSIDE

Front: A dropped kerb provides access to a gravel driveway with a low level fence to the boundary.

Rear: A raised paved patio to both the front and rear of the garden creating the perfect spaces for entertaining in the summer months. A concrete pathway connects the patios with the balance mainly laid to lawn with additional shrubbery and a garden shed.

## LOCATION

Bus routes and a local school are just a short walk. The town centre of Hayes (with mainline railway station which benefits from The Elizabeth Line), Uxbridge town centre, Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

## HEATING & HOT WATER

A gas fired back boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

## WINDOWS

Mainly double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>89</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>54</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |













GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

FIRST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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