

ALLDAY
& MILLER

Gothic Court, High Street, Hayes, UB3 5DR
£490,000

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Gothic Court, High Street, Hayes, UB3 5DR

£490,000

- Three Bedrooms
- Front + Rear Gardens
- Freehold
- Easy Access To Heathrow Airport
- Close To An Elizabeth Line Station
- Additional Study/Office Room
- Garage
- Residents Parking
- Great Transport Links
- Good Local Schools

Description

This property presented over three floors comprises of an inviting entrance, sleek fitted kitchen, spacious reception room.

To the first floor enjoys two double bedrooms, an office/study room and a shower room with WC.

Rising to the second floor boasts a double bedroom with ample of storage space and a WC.

A low maintenance front garden leads you to the accommodation. To the rear a private and secluded garden, also providing access to the garage.

Situation

Gothic Court, High Street in a prime location to a number of local amenities including London Heathrow Airport Terminals 1, 2 & 3 just 0.8 Miles away, Heathrow Express Terminals 1, 2 & 3 Hatton Cross train station providing several links to central London and the surrounding. A number of highly regarded schools in the local area including Harlington school and Botwell House catholic primary school. Hounslow Treaty centre being a 16 minute drive away with its variety of local shops, restaurants and coffee shops.



Floor Plans

Gothic Court, UB3

Approximate Area (Excluding Eaves) = 917 sq ft / 85.2 sq m
 Garage = 129 sq ft / 12.0 sq m
 Total = 1046 sq ft / 97.2 sq m
 For identification only - Not to scale

= Reduced headroom below 1.5m / 5'0"

CH = Ceiling Height

Ground Floor

Extends To 2.10 x 6'11"

Reception Room: 5.49 max x 3.62 max (18'0 x 11'11) CH 7'10/2.38

Kitchen: 3.63 max x 3.56 max (11'11 x 11'8)

Shared Access Extends To 1.63 x 5'4"

First Floor

Bedroom: 3.62 x 2.67 (11'11 x 8'9) CH 7'10/2.38

Bedroom / Office: 2.69 x 1.72 (8'10 x 5'8)

Bedroom: 3.56 max x 2.19 max (11'8 x 7'2)

Second Floor

Eaves: 3.55 x 2.34 (11'8 x 7'8)

Bedroom: 4.80 x 3.55 (15'9 x 11'8) CH 7'3/2.20

Eaves: 3.55 x 2.34 (11'8 x 7'8)

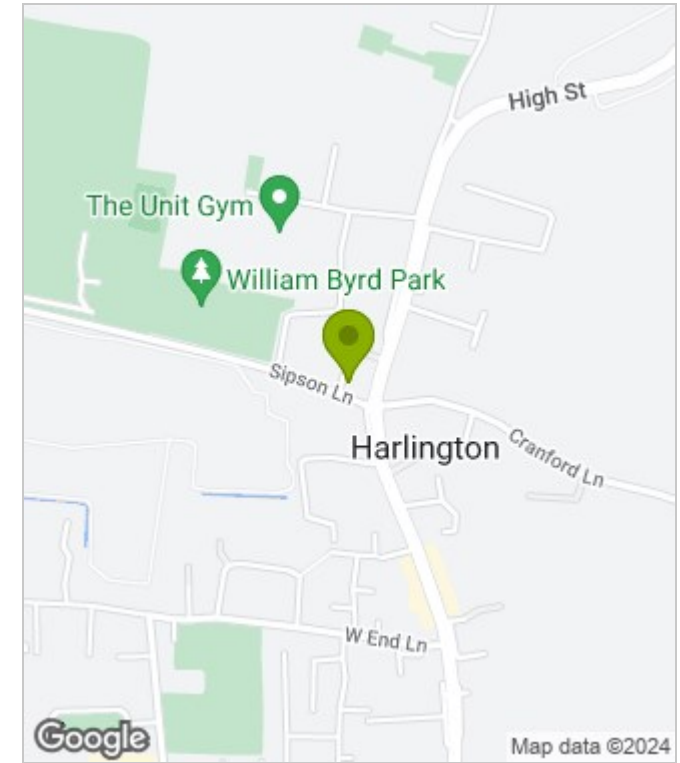
Garden: 6.09 x 3.59 (20'0 x 11'9)

Garage: 5.25 x 2.25 (17'3 x 7'5)

(Not Shown In Actual Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	89	England & Wales		EU Directive 2002/91/EC	

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