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Swanage Way, Hayes, UB4 0NY
£610,000

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Swanage Waye, Hayes, UB4 0NY

£610,000

- Four Bedrooms
- Three Bathrooms
- Rear Extension
- Neff Appliances
- Walking Distance To All Local Shops / Schools & Amenities
- Stunning Condition Throughout
- Loft Conversion
- Brick Built Outhouse
- Great Location
- Brilliant Transport Links

Description

This beautifully presented property on offer comprises of a welcoming entrance, bright and spacious reception room, a generously sized fitted kitchen also with a dining area giving access to the rear garden.

To the first floor enjoys three well proportionate bedrooms and a family bathroom.

Rising to the second floor with a further bedroom and bathroom.

The front of the accommodation with a driveway for off road parking. To the rear a private garden mainly laid to lawn with an outbuilding measuring 235 Sq Ft, ideal for extra storage space.

Situation

Swanage Way with its easy access to a number of local amenities including the Uxbridge Road with its variety of shops, cafes and restaurants. A number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive. Hayes and Harlington station being just a 8 minute drive away with easy links to central London.



Swanage Waye, UB4
Approximate Area = 127.3 sq m / 1370 sq ft
Gym = 21.8 sq m / 235 sq ft
Total = 149.1 sq m / 1605 sq ft
For identification only - Not to scale

Ground Floor

Gym
5.71 x 3.80
18'9" x 12'6"

Garden
12.47 min x 6.26
40'11" x 20'6"

Kitchen /
Diner
4.95 x 3.69
16'3" x 12'1"

Reception Room
6.38 max x
3.60 max
20'11" x 11'10"

Up

Extends To
5.01 min x 16'5"

Second Floor

Bedroom
5.26 max x
4.18 max
17'3" x 13'9"

Dn

First Floor

Bedroom
3.59 max x 3.13
11'9" x 10'3"

Bedroom
2.31 x 1.81
7'7" x 5'11"

Up

Bedroom
3.55 max x
3.21 max
11'8" x 10'6"

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0"

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>Current: 69</p> <p>Potential: 85</p>	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		<p>Current: 69</p> <p>Potential: 85</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

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