

## Heatherwood Drive Hayes UB4 8TN



### **£160,000 Leasehold**

Studio flat, ground floor, purpose built, 1980s development, located opposite open countryside, bed/sitting room opening onto kitchen, shower room/wc, electric heating, double glazed, communal gardens, residents parking for one car, conveniently located for bus services, 996 years lease (as advised), no upper chain, ideal buy to let or first time purchase.

#### **LOCATION**

With approximate distances:- Heatherwood Drive is off Charville Lane one mile from the Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants & small businesses. Bus services on Charville Lane and the Uxbridge Road provide access to the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its newly opened Elizabeth Line has estimated journey times quoted 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 A312 Hayes Bypass providing access to the A40, M25, Heathrow & the M4 is 3 miles from the property. Uxbridge multiple shopping centre with its Metropolitan and Piccadilly Line tube stations, array of shops restaurants and leisure facilities is 2.6 miles away. Recreation grounds, open spaces and leisure facilities are all located within 1.5 miles of the property.

**Property Reference 7813 Council Tax Band B £1369.00 Per Annum. Epc Rating E.**

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## COMMUNAL ENTRANCE

Footpath to communal entrance with entry phone call point, communal ground floor hallway, private entrance door to:-



## ENTRANCE LOBBY

Entry phone call point, coved & artexed ceiling, built in airing cupboard housing cold water storage tank & hot water cylinder, built in storage cupboard, wood effect laminate flooring, electric heater, doors to:-

## BED SITTING ROOM

Front aspect Upvc double glazed bay window, artexed ceiling, wood effect laminate flooring, electric heater, opening onto:-



## KITCHEN

Fitted kitchen comprising:- Range of Oak fronted wall units, matching base units with laminate worktops over & ceramic tiled splash backs, inset single bowl single drainer sink unit, free standing washing machine, electric cooker & fridge freezer, vinyl flooring, extractor, artexed ceiling, high level Upvc double glazed window.



## BATHROOM/WC

Coloured suite comprising:- Fully tiled shower enclosure with wall mounted electric shower control, flexible hose, adjustable rail & detachable shower head, semi countertop wash hand basin, concealed cistern wc, part tiled walls, vinyl flooring, wall mounted heater, extractor fan.



## COMMUNAL GARDENS

To front & rear laid to lawn with various hedging, shrubs & trees.

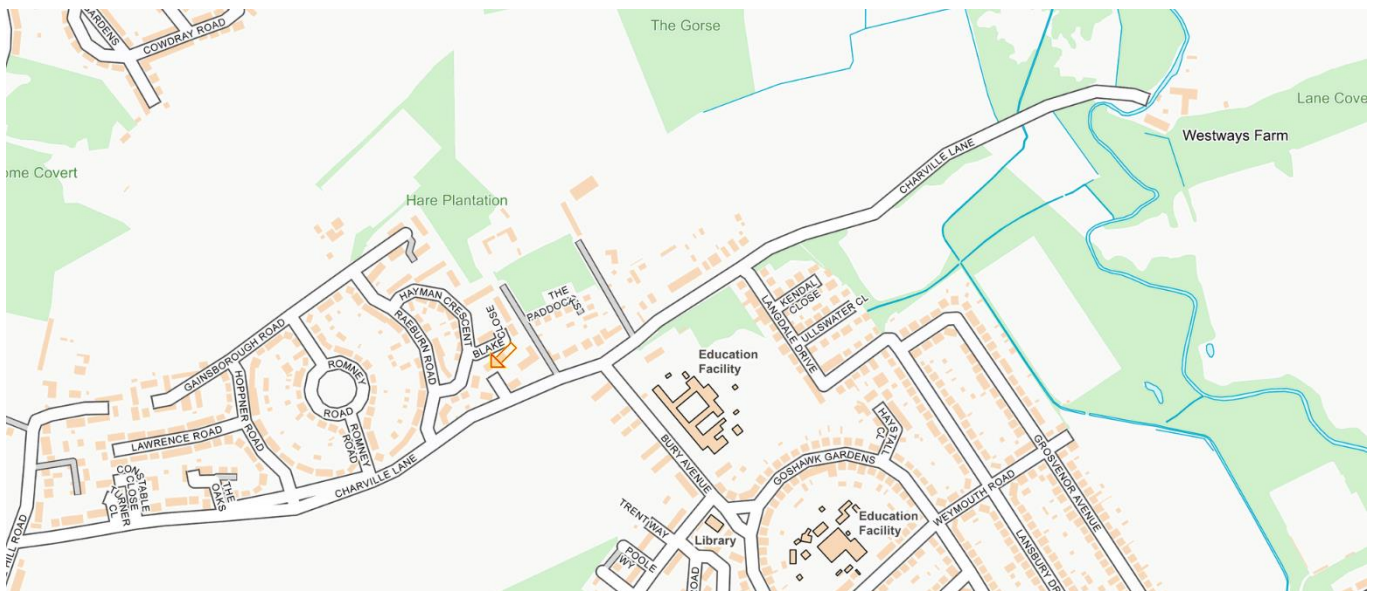


## PARKING

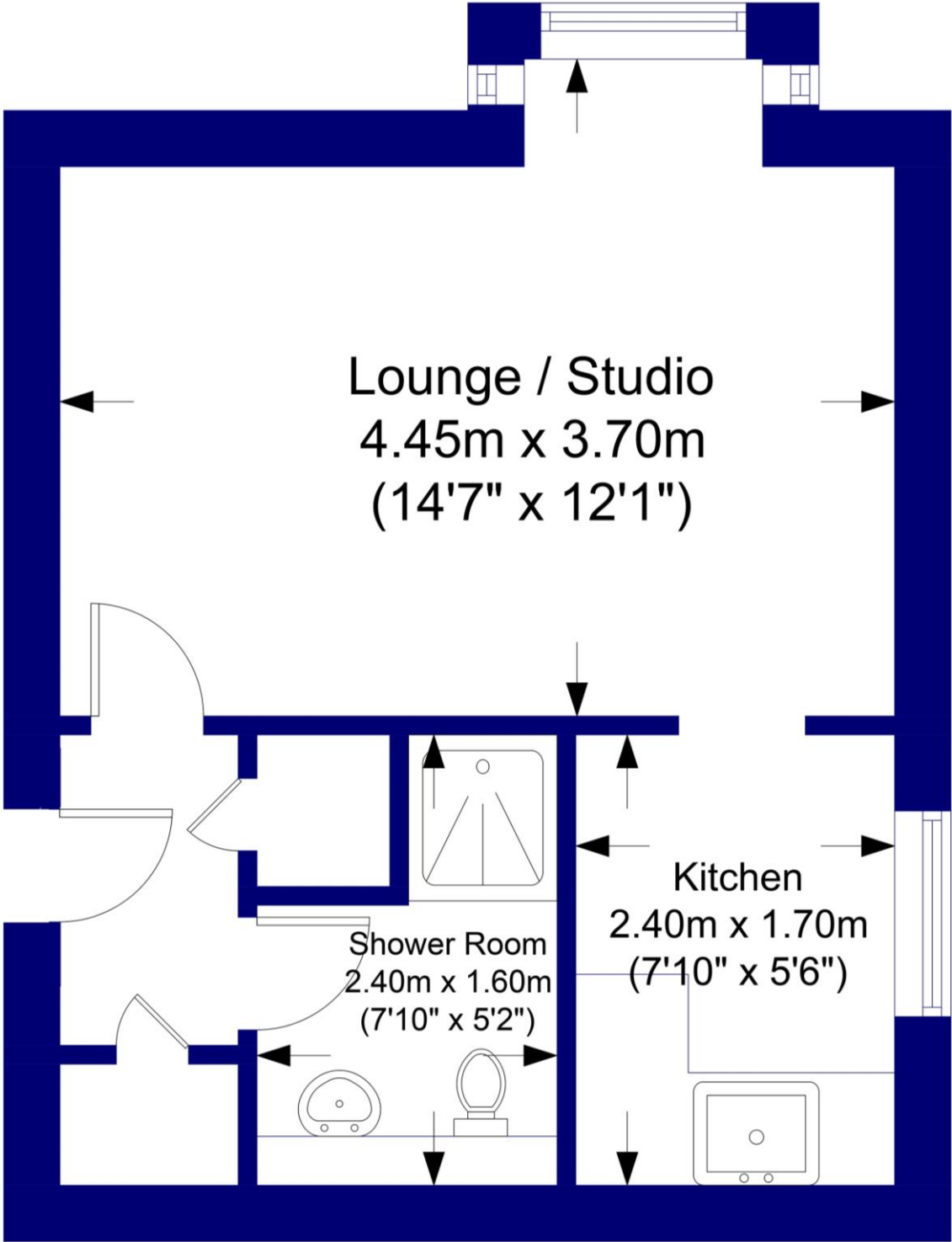
Allocated residents parking for one car.

## COUNTRYSIDE

Located on Charville lane is an area of traditional countryside character. Ten Acre Wood is a haven for birds & wildlife with it's wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the South. There are three adjacent nature reserves:- Gutteridge Wood joins to the North and Yeading Brook Meadows & Nature Reserve is a short walk to the South forming part of the Hillingdon Trail.



Approximate Gross Internal Floor Area : 24.88 sq m / 267.80 sq ft



### Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser