

## Warwick Crescent Hayes UB4 8RG



### **£470,000 Freehold**

Two bed extended end of terraced house, entrance porch, through lounge dining room, extended fitted kitchen, additional ground floor wc, two double bedrooms, modern fitted first floor bathroom/wc, gas central heating, double glazed, very good sized 90' garden, off street parking, retiled roof, popular North Hayes location, catchment area for Hayes Park & Grange Park schools, no upper chain.

#### **LOCATION**

With approximate distances the property is located on Warwick Avenue which is off Woodrow Avenue & in turn Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is approximately half a mile from the property. Bus services on Lansbury Drive and the Uxbridge Road provide access to Uxbridge, Ealing & the surrounding areas along with Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line has quoted estimated 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. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1 mile from the property. Local shopping facilities at the junction of Balmoral drive and Lansbury drive are located 350 yards away whilst Kingshill Avenue's popular shopping parade is 700 yards from the property.

**Property reference 7822 Council Tax Band D £1760 Per annum Epc rating D**

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE

Brick & Upvc double glazed entrance porch, Upvc double glazed entrance door, front aspect Upvc double glazed windows, tiled flooring, internal hardwood part glazed entrance door to:-

## HALLWAY

Carpeted staircase to first floor, wood effect laminate flooring, radiator, Georgian style glazed door to:-

## THROUGH LOUNGE

Front aspect Upvc double glazed window, built in under stairs storage cupboard, wood effect laminate flooring, radiators, door to cloakroom, Georgian style single glazed double doors to kitchen diner.



## KITCHEN DINER

Extended to rear comprising:- A range of fitted shaker style wall cupboards with cornice & light rails incorporating open shelf end display cabinet, matching base units with laminated worktops over incorporating matching breakfast bar, inset stainless steel one & a half bowl single drainer sink unity with monobloc mixer taps, under counter space for washing machine & tumble dryer or dishwasher, built in double oven, fitted gas hob with stainless steel extractor over, space for fridge freezer, tiled flooring, inset low voltage ceiling lighting, roof skylight, radiator, rear aspect Upvc double glazed window, Upvc double glazed doors to garden.



## CLOAKROOM

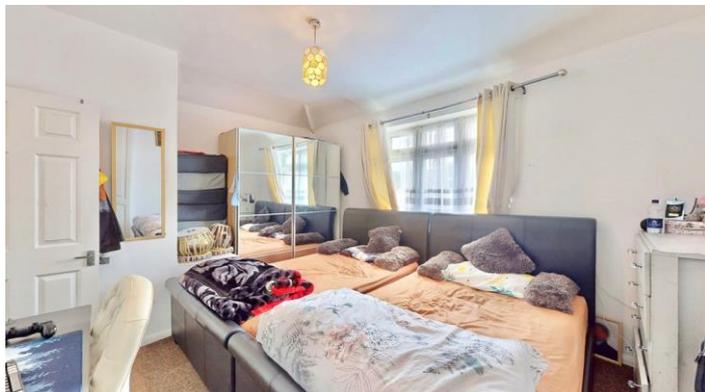
White suite comprising:- Close coupled wc with push button flush, pedestal wash hand basin, built in boiler cupboard with gas fired combination boiler, half tiled walls, tiled flooring.

## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, carpeted flooring, doors to:-

## BEDROOM ONE

Front aspect Upvc double glazed window, built in double wardrobe, carpeted flooring, radiator.



## BEDROOM TWO

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

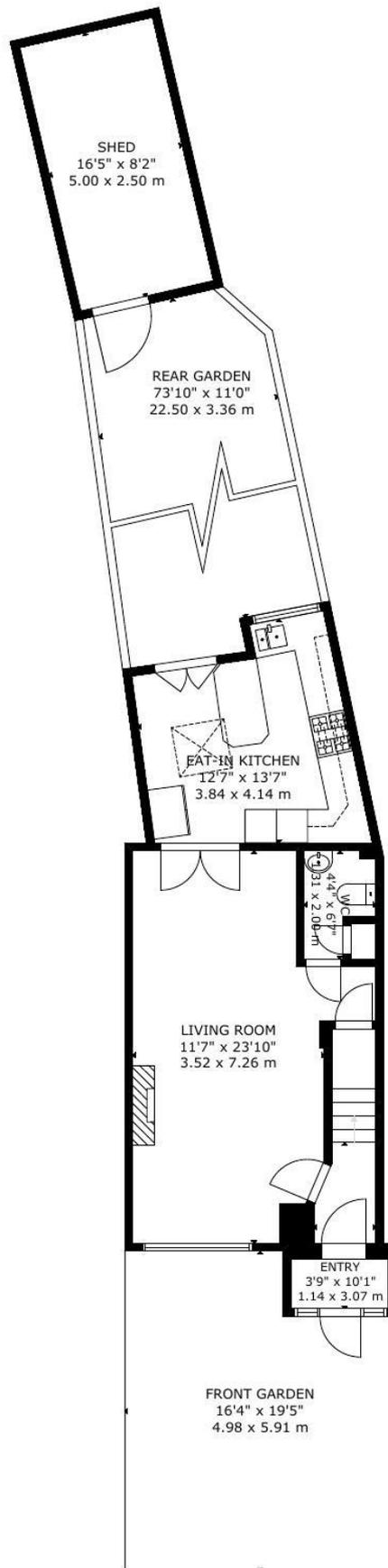


## BATHROOM

Modern fitted white suite comprising:- Paneled steel bath with bath/shower mixer taps, flexible hose & shower head, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, glazed hinged shower screen, pedestal wash hand basin with monobloc mixer tap, close coupled wc with push button flush, chrome ladder style radiator, vinyl flooring, part mosaic tiled walls, paneled ceiling with inset low voltage lighting, rear aspect Upvc double glazed window, flooring, radiator.



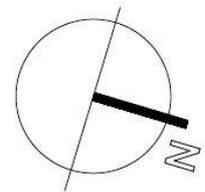




GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA

TOTAL: 77 m<sup>2</sup>/833 sq.ft

GROUND FLOOR: 49 m<sup>2</sup>/527 sq.ft, FIRST FLOOR: 28 m<sup>2</sup>/306 sq.ft

EXCLUDED AREA: FRONT GARDEN: 27 m<sup>2</sup>/290 sq.ft, REAR GARDEN: 67 m<sup>2</sup>/717 sq.ft, SHED: 13 m<sup>2</sup>/135 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

