

Greenway Hayes UB4 9HP



£535,000 FREEHOLD

No upper chain, own drive with potential for double side extension, three bed end of terrace house, entrance porch, through lounge dining room, separate modern fitted kitchen, first floor modern bathroom/wc, gas central heating, fully double glazed throughout, good sized 52'6 x 26'3 garden, large frontage with off street parking for several vehicles, garage own drive, located directly opposite open parkland, located at the end of a cul-de-sac, presented in very good order throughout, early viewing advised on this sure to be popular property.

LOCATION

With approximate distances:- Greenway is located off Kingshill Avenue. The property itself is located at the end of a cul-de-sac with very little traffic movement. Local bus services provide access to nearby & surrounding areas to include Hayes Town with its Hayes & Harlington mainline station. It's recently opened Elizabeth Line quotes 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. Popular local shopping facilities, takeaways & cafes at Kingshill Parade are located one mile from the property. Alternative local shopping can be found at the junction of Yeading Lane & Willow Tree Lane just a 350 yard walk away. Tescos Yeading, DIY superstore and other retail outlets along with the A312 providing access to the A40, London & the West, Heathrow & the M4 are all located between 1.2 & 1.5 miles away. The Uxbridge Road and its array of shops, restaurants, businesses, retail parks and super stores can be found 1.2 miles from the property. For popular local schools, Down Manor & St Raphael's are just under a mile from the property, whilst Barnhill Community High can be found just a half a mile walk away.

Property Reference 7832. Council Tax Band D £1864.00 Per Annum. Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP Tel 020 8561 1222 info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey

ENTRANCE PORCH

Brick & double glazed built entrance porch under a pitched tiled roof, aluminium ledged light double glazed entrance door with front aspect aluminium ledged light double glazed sidelights, tiled flooring, internal aluminium double glazed door to:-

ENTRANCE HALL

Spacious with side aspect aluminium double glazed window, carpeted staircase to first floor with storage cupboard under, carpeted flooring, built in corner cupboard housing electric meter & consumer unit, radiator, doors to through lounge & kitchen.



THROUGH LOUNGE DINING ROOM

Front aspect aluminium ledged light double glazed window, coved ceiling, carpeted flooring, feature stone built fireplace with hardwood mantel over & inset coal effect gas fire, flanked by matching stone & hardwood topped TV & display shelving, feature archway to dining area, radiators, door to kitchen, aluminium ledged light double glazed sliding patio doors to garden.



KITCHEN

Separate fitted kitchen comprising:- Range of light Oak style wall units with cornice & light rails incorporating open shelf display cabinet, matching base & drawer units with laminated worktops over, inset stainless steel, single bowl single drainer sink unit with monobloc mixer taps, space & plumbing for washing machine, built in single oven with fitted gas hob & extractor over, integrated fridge & freezer, concealed wall mounted gas central heating boiler, mostly tiled walls, tiled flooring, inset low voltage ceiling lighting, side & rear aspect aluminium double glazed windows, door to dining room, aluminium double glazed door to garden.



FIRST FLOOR LANDING

Spacious with side aspect aluminium double glazed window, access to loft, carpeted flooring, doors to:-



BEDROOM ONE

Front aspect aluminium ledged light double glazed window, two built in storage cupboards incorporating airing cupboard with hot water cylinder, carpeted flooring, radiator.



BEDROOM TWO

Rear aspect aluminium double glazed window, range of built in mirror fronted sliding door wardrobes, carpeted flooring, radiator.



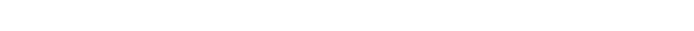
BEDROOM THREE

Side aspect, aluminium double glazed window, carpeted flooring, radiator.



BATHROOM/WC

Modern fitted white suite comprising:- Steel paneled bath with bath/shower lever mixer taps, flexible hose, adjustable rail & detachable handset, glazed shower screen, pedestal wash hand basin with lever taps, close coupled wc, fully tiled walls, vinyl flooring, chrome ladder style radiator, extractor fan, inset ceiling lighting, rear aspect aluminium double glazed window.



GARDEN

To rear 52'6" x 26'3" comprising:- Crazy paved patio area, remainder laid to lawn, pathway to patio area at the foot of the garden & garage, timber paneled fencing, timber gate to own drive & to the front of the property.



GARAGE

Via own drive, good sized 17'5" x 9'10" detached pre cast construction under a pitched corrugated roof, power & light, up & over door, side aspect double glazed window, & aluminium door to garden.



GARDEN TO FRONT

Wide frontage 26'3" X 25'11", part crazy paved, paved footpath to entrance door, remainder hard standing, part brickwork boundary walling & timber paneled fencing, wrought iron pedestrian gate, wrought iron double gates to driveway.

PARKING

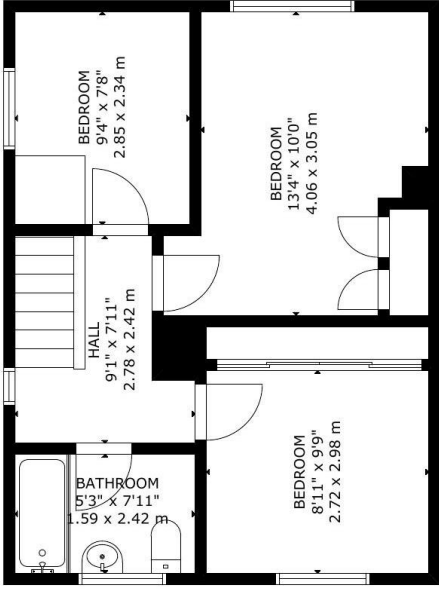
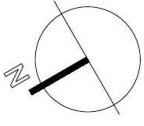
Off street parking for several vehicles to front & via own drive.

POTENTIAL

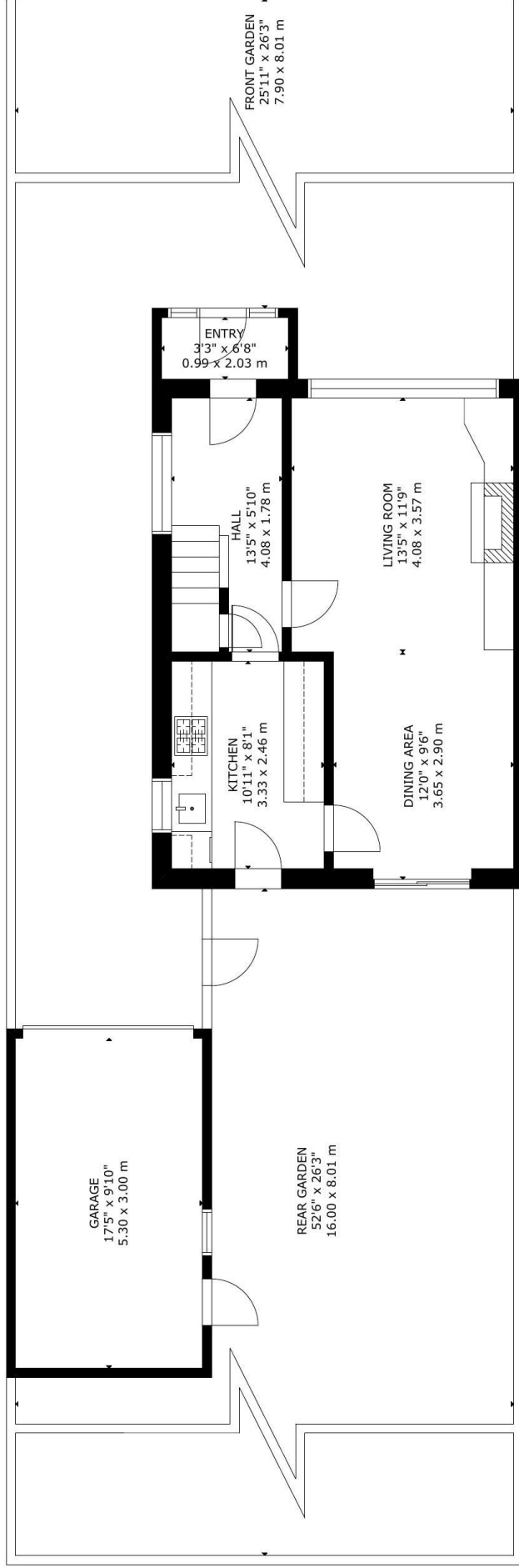
Space to side for single or double extension & to rear, space for garden room, ideal for a loft conversion with an existing built up gable end wall. (All subject to the required consents).

COUNTRYSIDE

Located opposite the property is Belmore open space & playing fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods areas of traditional countryside character, a haven for birds & wildlife with its 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. To the far North the 20 mile trail starts or finishes depending on your direction of travel at the Maple lodge Nature Reserve at Maple Cross. Going South on the trail it continues through Belmore Open Space & all the way to the Grand Union Canal & beyond. Finally finishing at Cranford Countryside Park in Cranford.

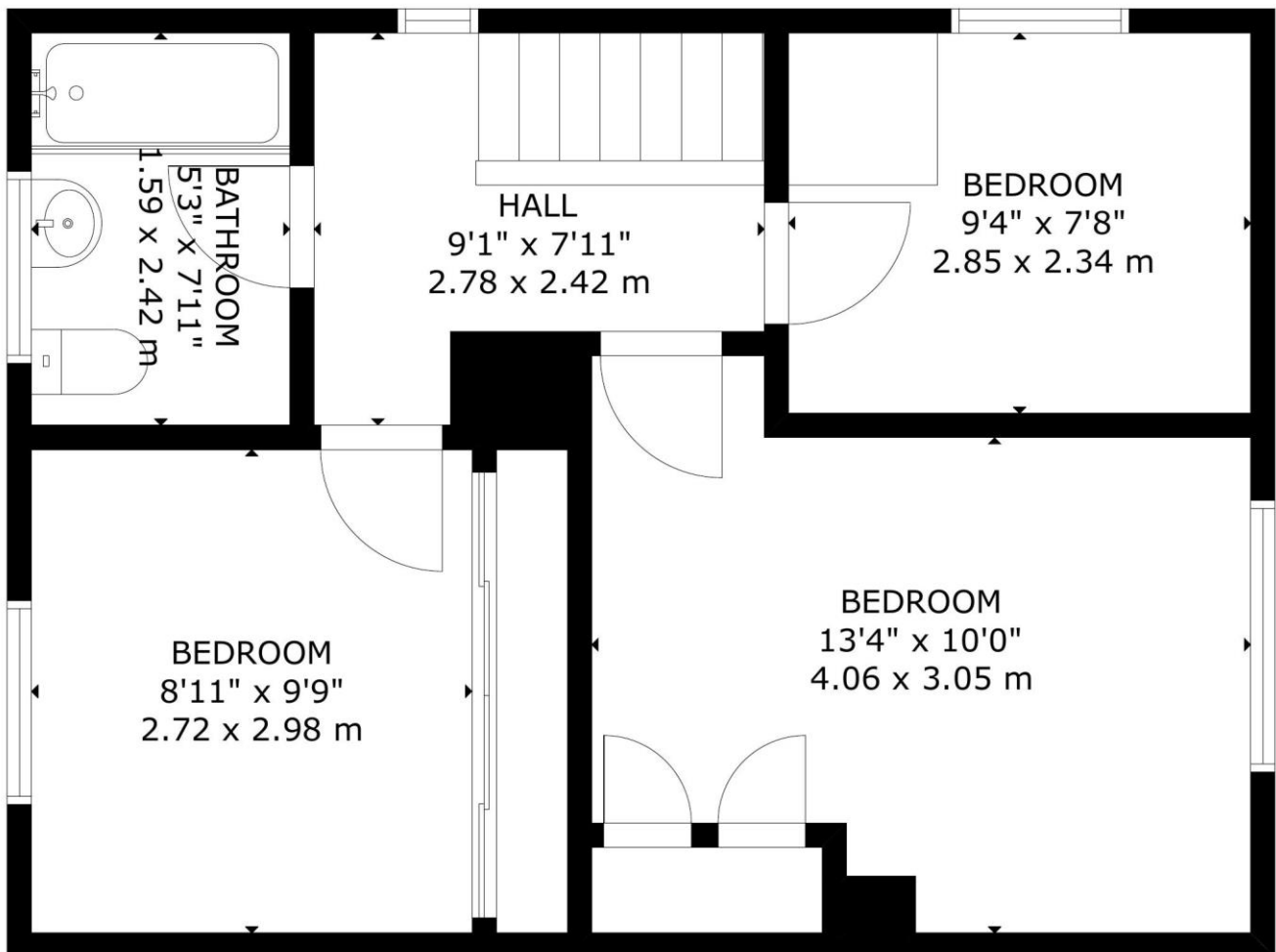
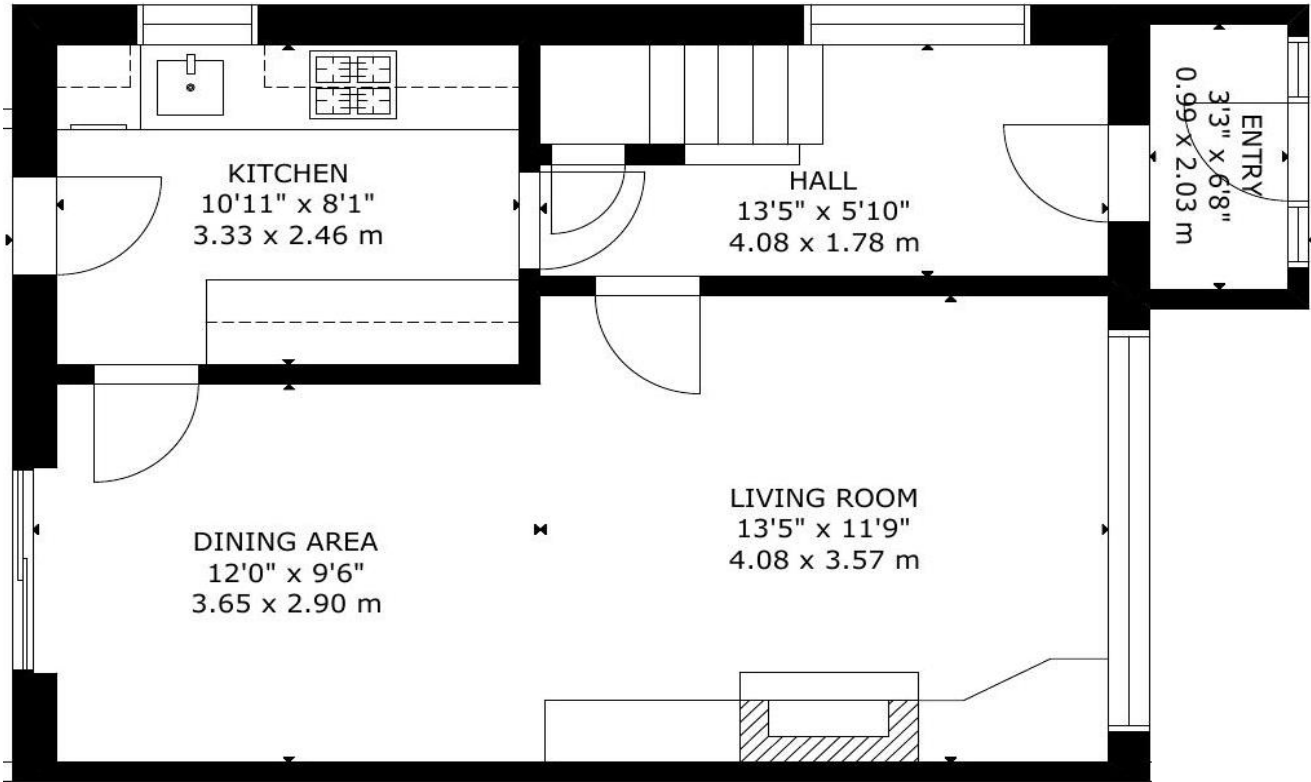


FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 86 m²/928 sq.ft.
 FLOOR 1: 44 m²/479 sq.ft. FLOOR 2: 42 m²/449 sq.ft.
 EXCLUDED AREA: GARAGE: 16 m²/171 sq.ft. FRONT GARDEN: 104 m²/1,119 sq.ft. REAR GARDEN: 94 m²/1,007 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeny

