

Woodstock Gardens Hayes UB4 8BA



£435,000 Freehold

Extended two/three bed terraced house, presented in very good order throughout, early viewing recommended, long frontage, lounge, extended kitchen dining room, ground floor study/bedroom three, first floor bathroom/wc, double glazed windows, central heating, low maintenance rear garden with brick built storage shed, off street parking for two cars, popular North Hayes location, just 175 yards from the Uxbridge Road.

LOCATION

With approximate distances. The property is located on Woodstock Gardens at its junction with Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just 175 yards away. Local bus services provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line has quoted 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. Lombardy Retail Park with its high street brand shops & Sainsbury's superstore is just under a mile from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is just over a mile away. The sought after Hayes Park School & the popular Beck Theatre & Barra Hall Ten Acre Park & Botanical Gardens are located within 525 yards of the property.

Property Reference 7837 Council Tax Band C £1657.00 Per annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

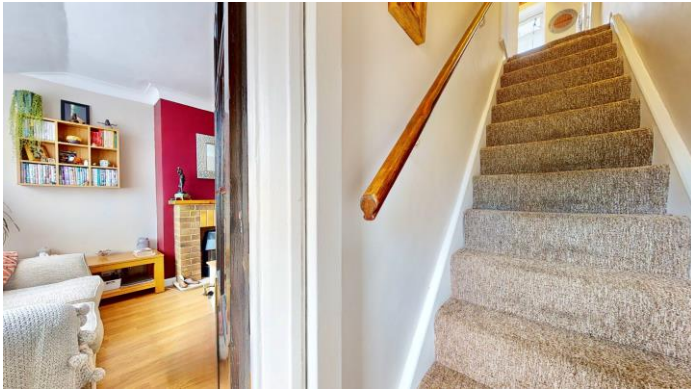
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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey



ENTRANCE LOBBY

Upvc, leaded light, double glazed entrance door, wood effect laminate flooring, carpeted staircase to first floor landing, radiator, hardwood part glazed door to:-



LOUNGE

Front aspect Upvc double glazed bay window, corniced ceiling, feature brick faced fireplace with inset coal effect has fire, wood effect laminate flooring, radiator, hardwood part glazed double doors to:-



KITCHEN DINER

Extended to rear comprising:- Range of fitted wall units incorporating glazed display cabinets, matching base & drawer cabinets with laminated worktops over & tiled splash backs, stainless steel single bowl single drainer sink unit with Monobloc mixer taps, plumbing & space for washing machine & dishwasher, space for free standing oven with extractor over, space fridge freezer, table & chairs, wood effect laminate flooring, inset low voltage ceiling lighting, radiator, rear aspect Upvc double glazed window, Upvc double glazed door to garden, sliding door to study/bedroom three.



STUDY/BEDROOM THREE

Currently used as a bedroom or suitable for a home office or study, rear aspect Upvc double glazed window, built in under stairs storage cupboard, carpeted flooring, inset low voltage ceiling lighting, radiator. It is of our opinion that subject to required works & alterations it would be possible to install a cloakroom in this area or indeed a shower room/wc to service this bedroom.



FIRST FLOOR LANDING

Carpeted flooring, access to loft, doors to:-

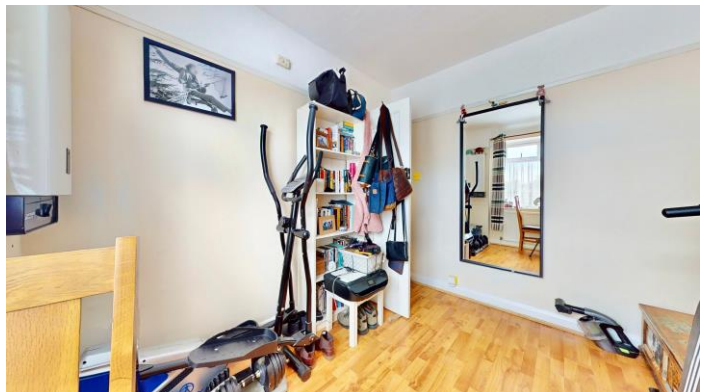
BEDROOM ONE

Front aspect Upvc double glazed window, picture rails, built in over stairs storage cupboard, built in airing cupboard to alcove housing hot water cylinder, carpeted flooring, radiator.



BEDROOM TWO

Rear aspect Upvc double glazed window, picture rails, wall mounted gas central heating boiler, wood effect laminate flooring, radiator.



BATHROOM

White suite comprising:- Acrylic panelled corner bath bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, ceramic countertop wash hand basin with vanity cupboard under, close coupled wc, fully tiled walls, wood panelled ceiling with inset lighting, vinyl flooring, ladder style radiator, rear aspect Upvc double glazed window.



REAR GARDEN

42'8 X 13'8 comprising:- Paved patio, remainder laid to concrete offering a low maintenance garden, brick built storage shed with power & light, brickwork boundary walling, timber gate to shared pedestrian rear alleyway.



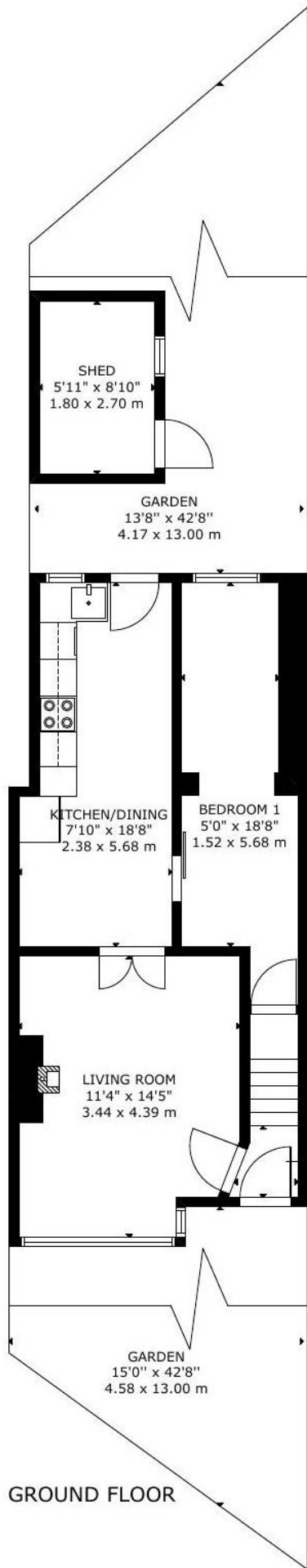
FRONT GARDEN

Long frontage comprising:- Part brickwork boundary walling, flower & shrub borders.

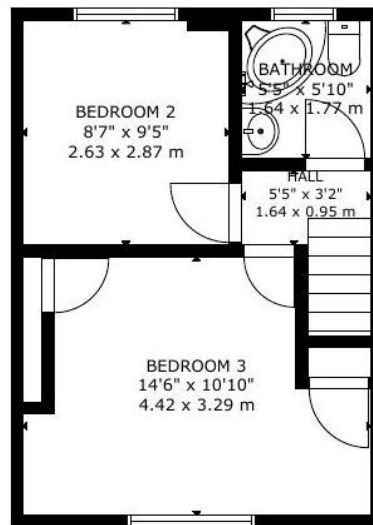


PARKING

Crazy Paved off street parking to front for two vehicles.



GROUND FLOOR



FIRST FLOOR

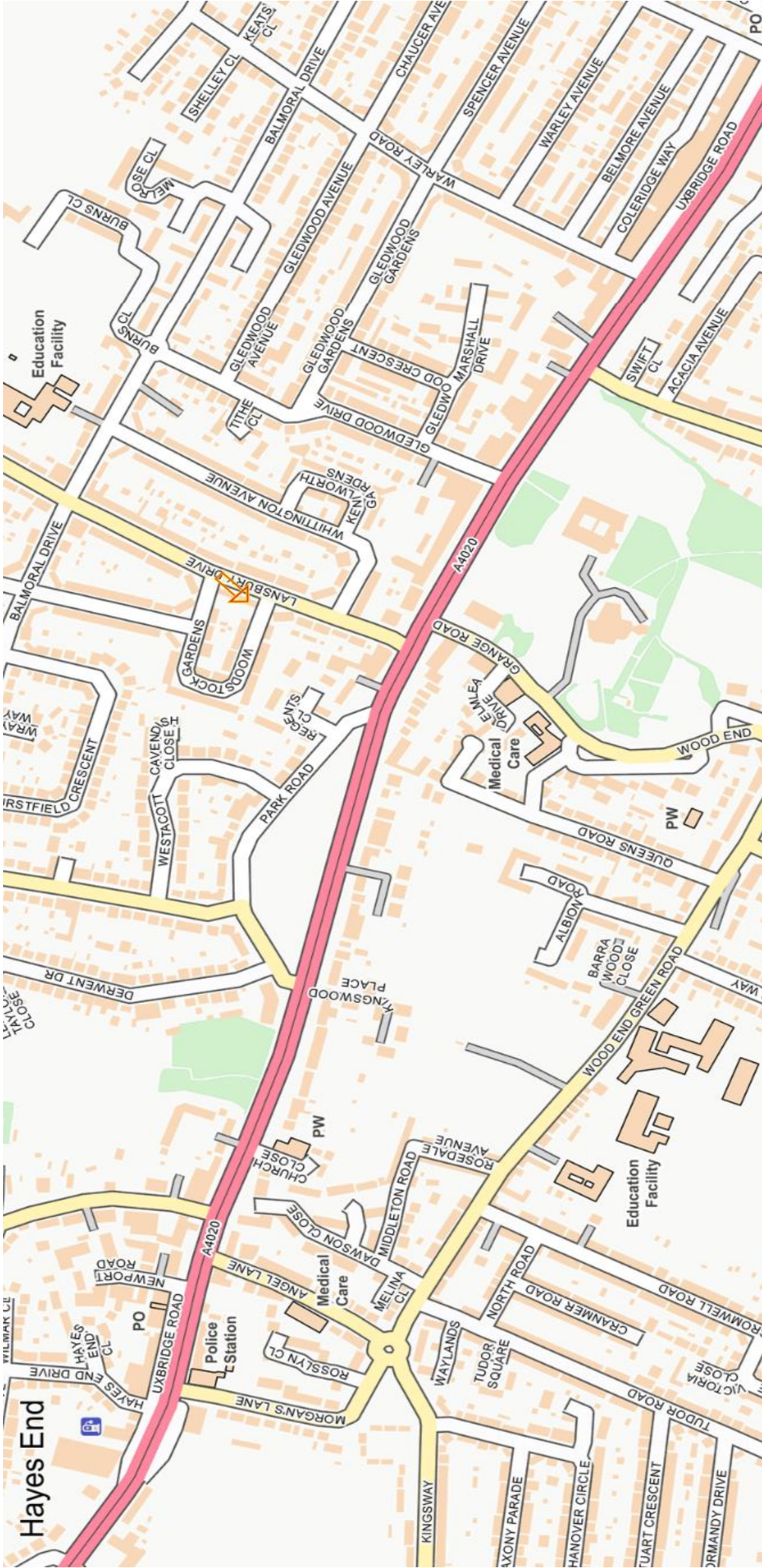
GROSS INTERNAL AREA

TOTAL: 69 m²/743 sq.ft

GROUND FLOOR: 41 m²/443 sq.ft, FIRST FLOOR: 28 m²/300 sq.ft

EXCLUDED AREA: GARDEN: 93 m²/998 sq.ft, SHED: 5 m²/52 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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