

## Lothian Avenue Hayes UB4 0EH



### **£330,000 Freehold**

Rarely available, spacious one bed, end of terrace Freehold bungalow, one of just four built in the 1980s, storm porch, lounge dining room, separate kitchen, double bedroom with built in double wardrobe/storage, bathroom/wc, gas central heating, double glazed with security grilles for added peace of mind, newly decorated bedroom, lounge and hall, with new flooring, large storage cupboard in the hall, access to loft, allocated parking space to the front, ideal for retirees, first time buyers and buy to let investors, viewings highly recommended on this rare to find property, no upper chain.

#### **LOCATION**

With approximate distances. The property itself is located set back from the road on Lothian Avenue 60 yards from its junction with Yeading Lane. Local bus services on Yeading Lane including the express bus services now renamed Superloop providing access to Heathrow & the surrounding areas. Including Hayes Town with its Hayes & Harlington mainline station. Its 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. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is 700 yards from the property. Lombardy Retail Park with a Sainsbury's Superstore & an array of High Street brand shops is half a mile away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is just under three quarters of a mile from the property.

**Property Reference 7823 Council Tax Band D £1760.00 per annum Epc Rating D**

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney



## ENTRANCE

Storm porch under a pitched tiled roof, exterior storage cupboard, hardwood framed, aluminium double glazed door to: -

## ENTRANCE HALL

Wood effect laminate flooring, built in large storage cupboard, access to loft, doors to: -

## LOUNGE DINING ROOM

Rear aspect hardwood framed, aluminium double glazed patio doors to garden with security grille, coved ceiling, wood effect laminate flooring, radiator, archway to kitchen.



## KITCHEN

Fitted kitchen comprising:- Range of white fronted wall & matching base units with laminated work tops over, inset stainless steel, single bowl, single drainer sink unit with deck mixer taps, space & plumbing for washing machine, space for free standing cooker & fridge freezer, part tiled walls, tiled flooring, wall mounted gas central heating, combi boiler fitted October 2021, rear aspect, hardwood framed, aluminium double glazed window with security grille.





## BEDROOM ONE

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



## BATHROOM

Coloured fitted suite comprising:- Acrylic panelled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, pedestal wash hand basin, low level wc, part tiled walls, radiator, front aspect, hardwood framed, aluminium double glazed window with security grille.



## REAR GARDEN

Paved patio area with brickwork retaining walls, remainder laid to lawn, Upvc storage shed, timber panel fencing, side access footpath to the front of property.

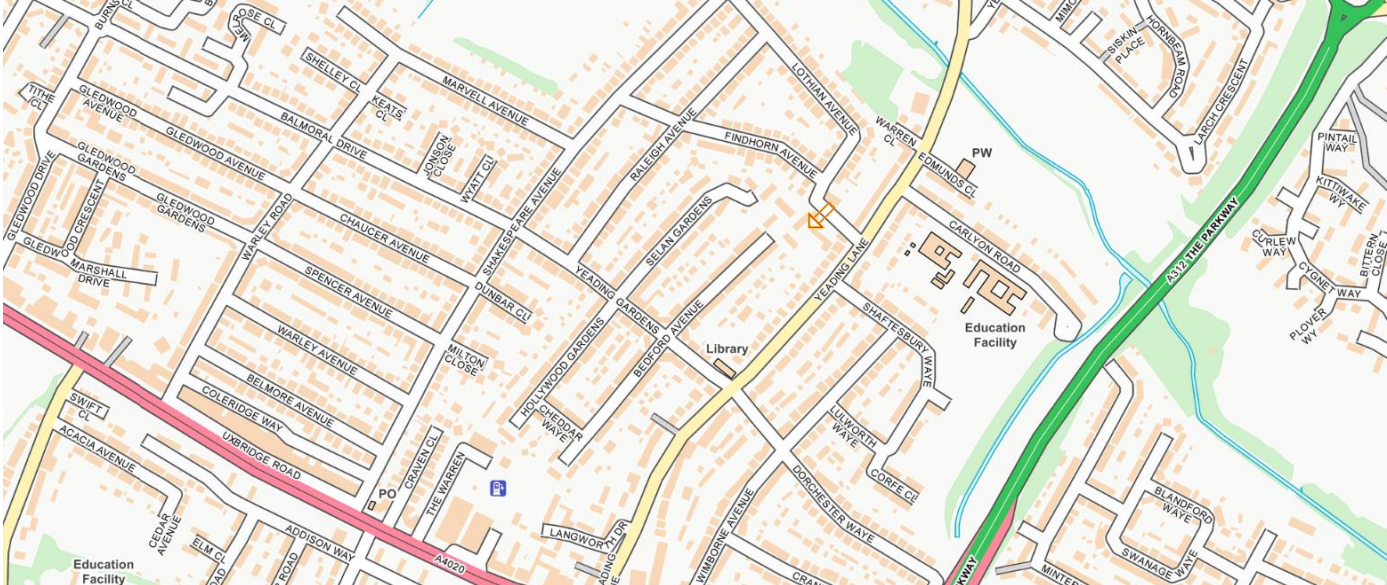




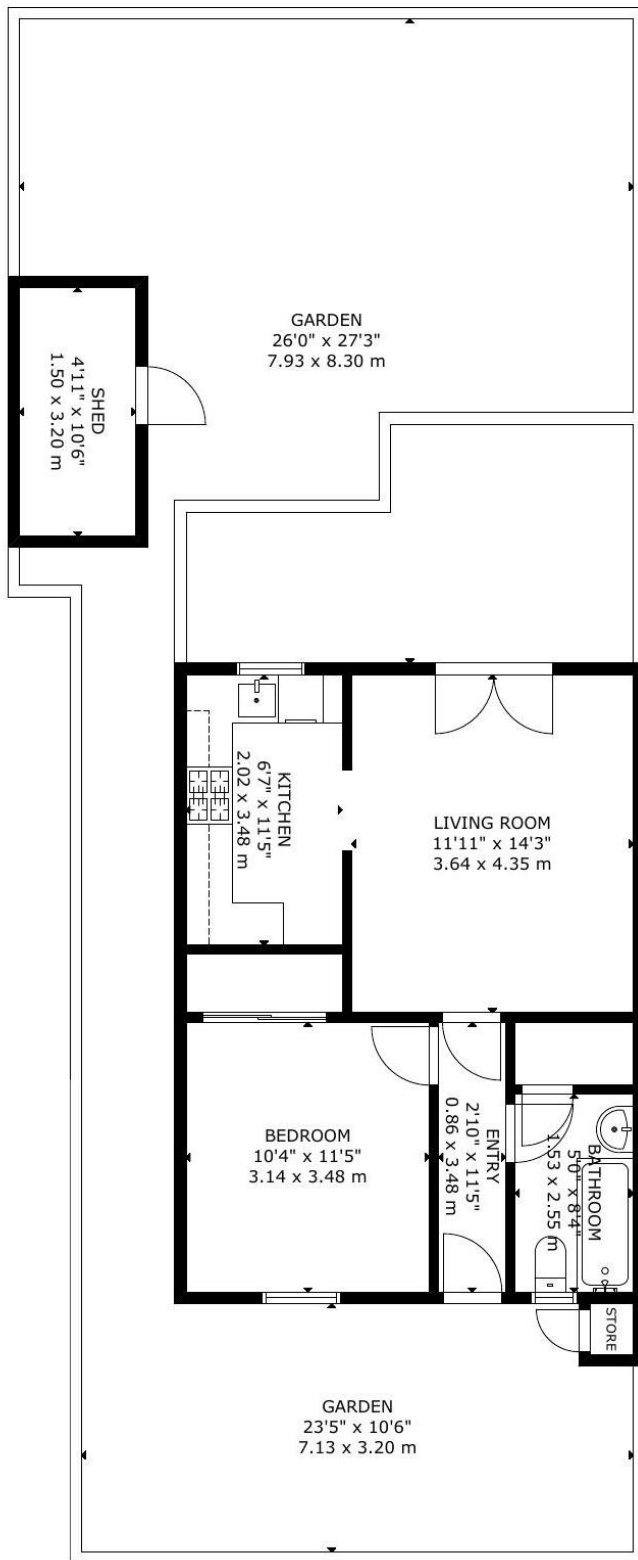
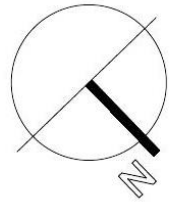


**PARKING**

Block paved frontage with allocated parking space.







GROSS INTERNAL AREA  
TOTAL: 46 m<sup>2</sup>/494 sq ft  
GROUND FLOOR: 46 m<sup>2</sup>/494 sq ft  
EXCLUDED AREA: SHED: 5 m<sup>2</sup>/52 sq ft, GARDEN: 92 m<sup>2</sup>/989 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

