

Woodrow Avenue

North Hayes • Middlesex • UB4 8QP
Offers In Excess Of: £475,000



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est 1986

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A two bedroom extended end terrace house situated on Woodrow Avenue, a popular residential road located just off of Balmoral Drive, walking distance to the Uxbridge Road and Kingshill Avenue with all of their amenities including shops, bus links and a number of schools. Accommodation on the ground floor comprises entrance porch to the 25ft kitchen/living area, 9ft conservatory. To the first floor is the 14ft main bedroom, 9ft second bedroom and family bathroom. Outside there is off street parking, outhouse and private rear garden.

Two bedroom house

End terrace

North Hayes location

Close to local amenities

25ft kitchen/living room

14ft main bedroom

Potential to extend (S.T.P)

Brickbuilt outbuilding

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A two bedroom end terraced house that has been renovated and immaculately kept by the current owners. The ground floor comprises porch leading to the 25ft kitchen/living area and 9ft conservatory. To the first floor is the 14ft main bedroom, 9ft second bedroom and family bathroom.

Outside

The front of the property has been paved throughout creating off street parking. The private rear garden is mainly laid to lawn with a patio area across the rear of the home, the bottom of the garden benefits from a brick built outbuilding.

Location

Woodrow Avenue is a popular residential road located just off of Balmoral Drive whilst being walking distance to the Uxbridge Road and Kingshill Avenue with all of their amenities including shops, bus links and a number of schools. Hayes Town centre with its expanse of shops, banks, restaurants and Crossrail train station is approximately 1 mile away. The M4 and its links to London and the Home Counties is also just a short drive.





Schools:

Hayes Park School 0.2 miles
Grange Park Junior School 0.2 miles
Charville Academy 0.8 miles



Train:

Hayes & Harlington Station 1.6 miles
Hillingdon Station 2.3 miles
South Ruislip Station 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



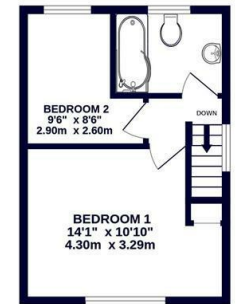
OUTBUILDING
354 sq.ft. (32.6 sq.m.) approx.



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



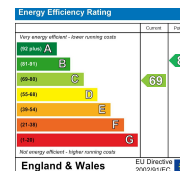
TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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