

Longmead Road

Hayes • Middlesex • UB3 2HF
Offers In Excess Of: £450,000



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Longmead Road

Hayes • Middlesex • UB3 2HF

A three bedroom semi detached house situated on Longmead Road, a sought after road in Hayes, situated just off Coldharbour Lane and Church Road. Offering easy access to their local amenities, including shops and bus links. The ground floor of the property comprises hallway with doors leading to the 16ft living room, 12ft dining room, 15ft kitchen and 8ft conservatory. To the first floor is the 15ft main bedroom, 13ft second bedroom, 7ft third bedroom and main bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Semi detached

In need of modernisation

No onward chain

Potential to extend (S.TP)

16ft living room

15ft kitchen

15ft main bedroom

Off street parking

Private rear garden

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 three bedroom semi detached house situated on a sought after road in Hayes with no onward chain. The ground floor of the property comprises hallway with doors leading to the 16ft living room, 12ft dining room, 15ft kitchen and 8ft conservatory. To the first floor is the 15ft main bedroom, 13ft second bedroom, 7ft third bedroom and main bathroom.

Outside

The front of the property is mainly laid to lawn with the option of creating off street parking for multiple vehicles. The private rear garden is also mainly laid to lawn.

Location

Longmead Road is a sought after road in Hayes, situated just off Coldharbour Lane and Church Road. Offering easy access to their local amenities, including shops and bus links. The much sought after Doctor Triplets School is a short walk away along with Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway/Crossrail train station is a mile away, while the M4 and its links to London and the Home Counties is a short drive.



Schools:

Minet Junior School 0.3 miles
Dr Triplett's CofE Primary School 0.4 miles
Lake Farm Park Academy 0.6 miles



Train:

Hayes & Harlington station 0.7 miles
Southall station 1.6 miles
West Drayton station 2.5 miles



Car:

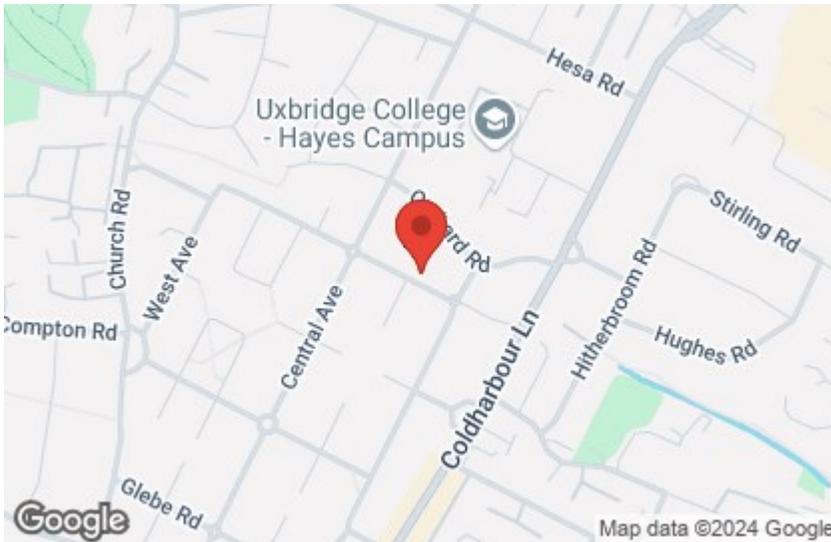
M4, A40, M25, M40



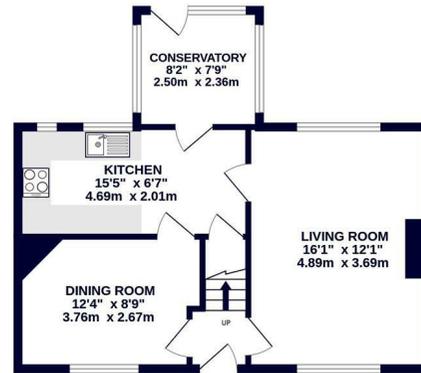
Council Tax Band:

D

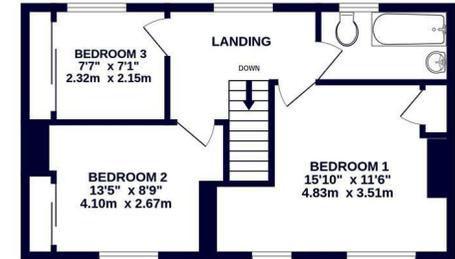
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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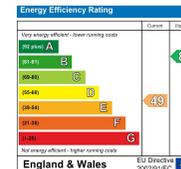


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.