



43 Marina Approach, Hayes

Hayes

£599,950



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Super location overlooking Marina, four bed town house, large lounge dining room & balcony, kitchen breakfast room with balcony, gf shower room/wc, family bathroom/wc & en-suite shower room/wc, garage

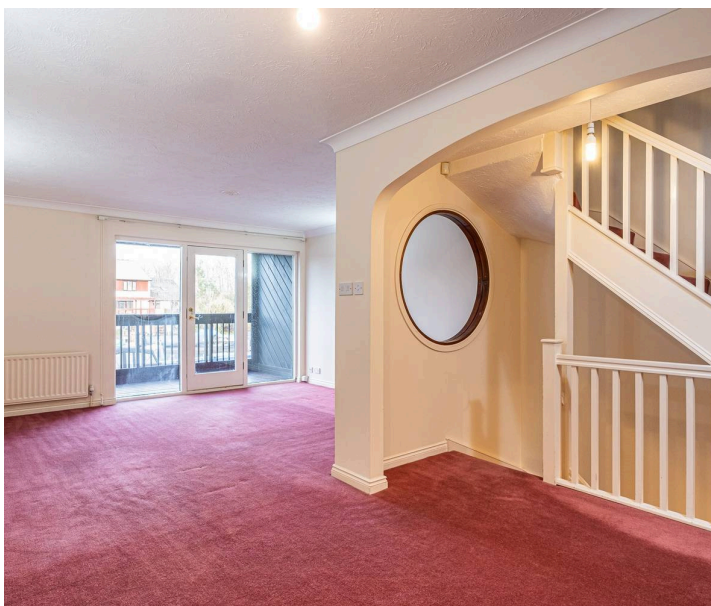
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Super location overlooking Marina
- Four bed town house
- Large lounge dining room with balcony
- Kitchen breakfast room with balcony
- Ground floor 4th Bedroom & shower room/wc
- Family bathroom/wc
- Master bedroom with en-suite shower room/wc
- Courtyard garden overlooking the picturesque marina
- Integral garage own drive
- Off street parking





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Entrance Hall

ENTRANCE HALL Front aspect full height hardwood double glazed window, carpeted staircase to first floor with built in utility cupboard under, carpeted flooring, radiator, doors to garage, shower room/wc & ground floor bedroom four. UTILITY CUPBOARD Space & plumbing for washing machine & tumble dryer, additional storage space, carpeted flooring.

BEDROOM

BEDROOM FOUR GROUND FLOOR Rear aspect full height hardwood double glazed window, carpeted flooring, built in mirror fronted double wardrobe, radiator, hardwood double glazed door to garden terrace.

Ground Floor Shower Room

GROUND FLOOR SHOWER ROOM/WC Fitted suite comprising:- Fully tiled shower cubicle, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, semi recessed ceramic wash hand basin with monobloc mixer taps, built in bathroom units with concealed cistern wc & storage shelving, part tiled walls, vinyl flooring, wall mounted mirror, ladder style radiator, extractor fan.





Lounge Dining Room

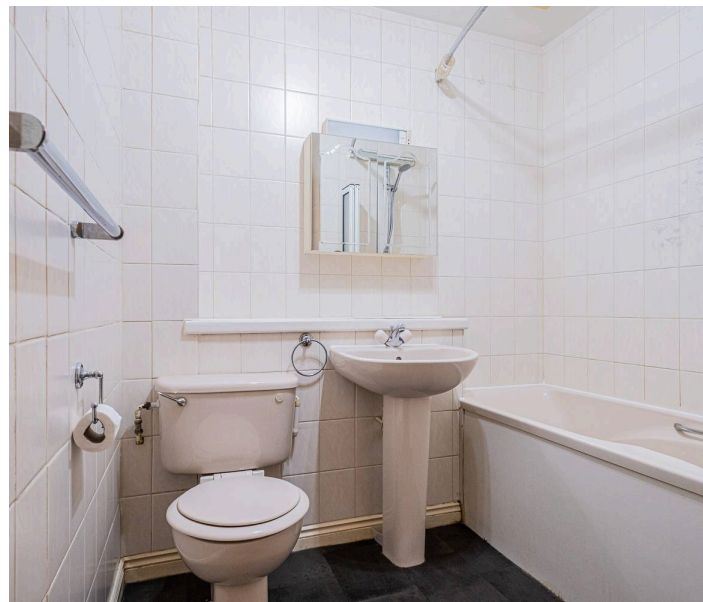
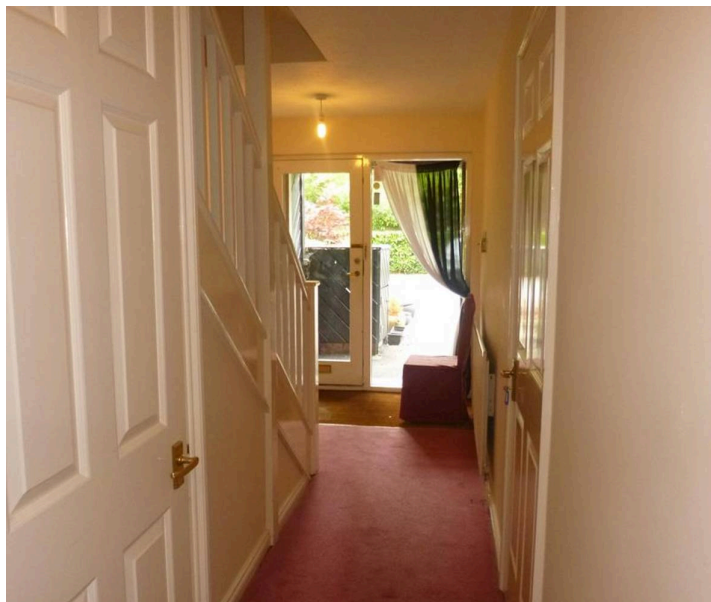
LOUNGE DINING ROOM Two rear aspect full height hardwood double glazed windows, coved ceiling, carpeted flooring, feature porthole style window overlooking staircase to ground floor, radiators, carpeted turning staircase to second floor, hardwood double glazed door to balcony overlooking marina with steps to garden terrace.

Entrance Hall

ENTRANCE HALL Front aspect full height hardwood double glazed window, carpeted staircase to first floor with storage cupboard under, built in utility cupboard, carpeted flooring, radiator, doors to garage, shower room/wc & ground floor bedroom four. **UTILITY CUPBOARD** Space & plumbing for washing machine & tumble dryer, additional storage space, carpeted flooring.

BEDROOM

BEDROOM FOUR GROUND FLOOR Rear aspect full height hardwood double glazed window, carpeted flooring, built in mirror fronted double wardrobe, radiator, hardwood double glazed door to garden terrace.



Kitchen Breakfast Room

KITCHEN BREAKFAST ROOM Range of oak fronted wall units with cornice & light rails incorporating glazed display cabinets, matching drawer & base units with laminated worktops over & tiled splash backs, stainless steel single bowl single drainer sink unit with monobloc mixer taps & pull out rinsing hose, space & plumbing for dishwasher, built in double oven with fitted gas hob & extractor over, wall mounted gas central heating boiler, vinyl flooring, radiator, breakfast table, free standing fridge freezer, front aspect hardwood double glazed window, hardwood double glazed door to balcony.

Approximate Gross Internal Floor Area : 136.08 sq m / 1464.75 sq ft



Illustration purposes only. All measurements are approximate.

Master Bedroom

MASTER BEDROOM Rear aspect hardwood double glazed window, built in full height wardrobes with mirror sliding doors, range of drawer units with dressing table top & mirror over, carpeted flooring, radiator, door to en-suite.

En-Suite Shower Room

ENSUITE SHOWER ROOM/WC Fitted suite comprising:- Fully tiled enclosed shower cubicle with glazed pivot door, wall mounted thermostatic shower control with fixed shower head, ceramic pedestal wash hand basin with monobloc mixer taps, close coupled wc, part tiled walls, vinyl flooring, wall mounted mirror fronted cabinet, built in storage cupboard, ladder style radiator, extractor fan.

Bedroom Two

BEDROOM TWO Front aspect hardwood double glazed window, double wardrobe, carpeted flooring, radiator.

Bedroom Three

BEDROOM THREE Front aspect hardwood double glazed window, double wardrobe, carpeted flooring, radiator.

Garage

Single Garage

GARAGE Integral garage via own drive, up and over door, power & light, storage shelving, door to entrance hall.

Off street

1 Parking Space

PARKING Private parking via own drive to front of garage plus additional unreserved off street parking opposite.

