



PHILLIP LAURENCE

ESTATE AGENTS

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79 Gledwood Gardens, Hayes

Hayes

In Excess of £600,000



79 Gledwood Gardens

Hayes

Exceptionally presented, 4 bed 2 bath extended semi, through lounge, additional Rec/Bed 4, separate kitchen, breakfast room, low maintenance rear garden, own driveway & parking for 3-4 cars.

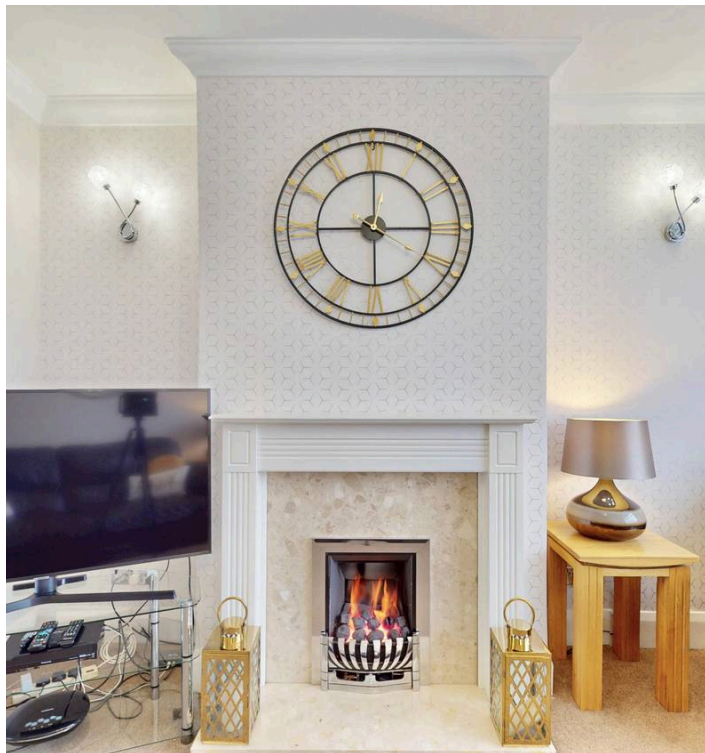
Council Tax band: D

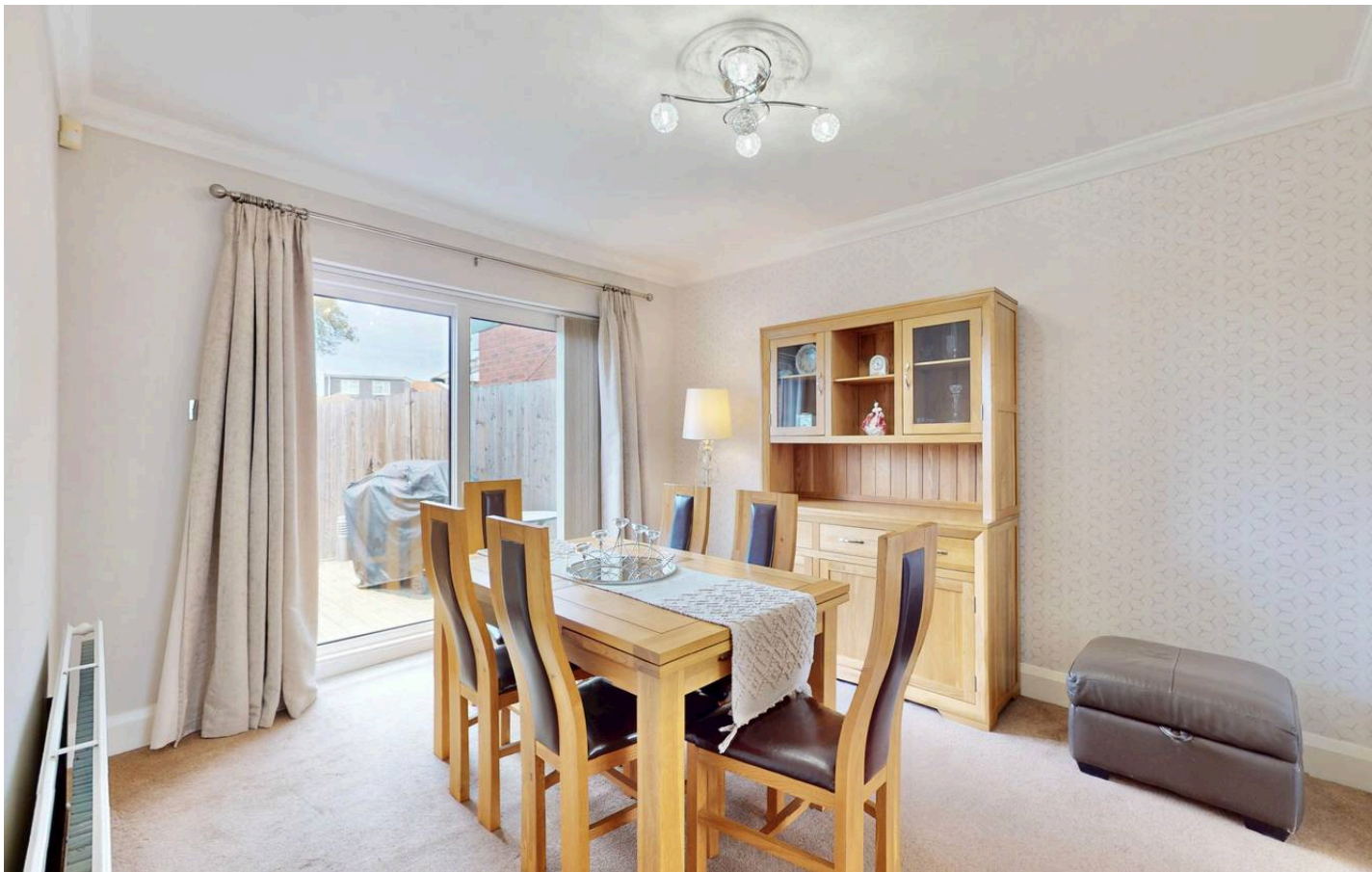
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Exceptionally presented viewing highly recommended
- Extended four bed semi detached house
- Through lounge dining room
- Addition sitting room/bedroom four
- Modern fitted kitchen
- Separate breakfast room
- Ground floor luxury shower room/wc
- First floor luxury bathroom/wc with additional shower cubicle
- Central heating & double glazed
- Off street parking for three vehicles





Entrance Hall

GROUND FLOOR HALLWAY Carpeted staircase to first floor with storage cupboard under, coved ceiling with inset low voltage lighting, laminate flooring, radiator, doors to through lounge, sitting room/bedroom four & kitchen.

Through Lounge Dining Room

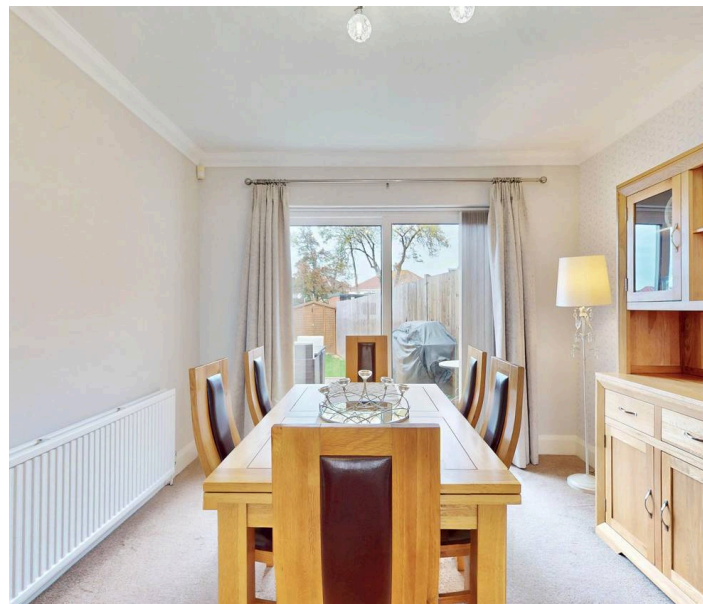
THROUGH LOUNGE DINING ROOM Front aspect Upvc double glazed bay window, coved ceiling, feature fireplace with timber surround, marble back & hearth & inset coal effect gas fire, carpeted flooring, radiators, rear aspect Upvc double glazed sliding patio doors to garden.

Sitting Room/Bedroom Four

SITTING ROOM/BEDROOM FOUR Front aspect Upvc double glazed window, coved ceiling with inset low voltage lighting, Oak flooring, radiator. Currently used as an additional reception room, suitable for use as a ground floor bedroom for an elderly or infirm person with the benefit of the ground floor shower room/wc to service this bedroom.

Kitchen

KITCHEN Modern fitted kitchen comprising:- Range of Maple style wall units with cornice, light rails & concealed lighting under, matching base & drawer units with laminated worktops over & Travertine tiled splash backs, stainless steel single bowl, single drainer sink unit with Monobloc mixer taps, integrated dishwasher, built in double oven with glass halogen hob & extractor over, inset low voltage ceiling lighting, ceramic tiled flooring, under stairs storage cupboard, under floor heating, rear aspect Upvc double glazed window, door to shower room lobby





BREAKFAST ROOM

Side aspect Upvc double glazed window, inset low voltage ceiling lighting, high level storage cupboard with space for fridge & freezer under, space for table & chairs, tiled flooring, radiator, under floor heating, Upvc double glazed double doors to garden.

GROUND FLOOR SHOWER ROOM/WC

Modern fitted white suite comprising:- Fully enclosed shower cubicle, wall mounted thermostatic shower control with flexible hose, adjustable riser rail & detachable shower head, semi recessed ceramic wash hand basin with monobloc mixer taps & cabinet under, close couple wc with push button flush, fully tiled walls, tiled flooring, chrome ladder style radiator, under floor heating, roof light, inset low voltage ceiling lighting, extractor fan.

Bedroom One

BEDROOM ONE Front aspect Upvc double glazed window, inset low voltage ceiling lighting, modern fitted wardrobes to alcoves, carpeted flooring, radiator.

Bedroom Two

BEDROOM TWO Rear aspect Upvc double glazed window, inset low voltage ceiling lighting, carpeted flooring, radiator.

Bedroom Three

BEDROOM THREE Front Upvc double glazed window, carpeted flooring, radiator.





BATHROOM/WC

Luxury fitted white suite comprising:- Panelled steel bath with bath/shower mixer taps, flexible hose & detachable handset, fully enclosed shower cubicle, wall mounted thermostatic shower control with flexible hose, adjustable riser rail & detachable shower head, ceramic wash hand basin with monobloc mixer taps & storage cabinet under, close couple wc with push button flush, fully tiled walls, tiled flooring, chrome ladder style radiator, inset low voltage ceiling lighting, extractor fan, side & rear aspect double glazed windows.





GARDEN

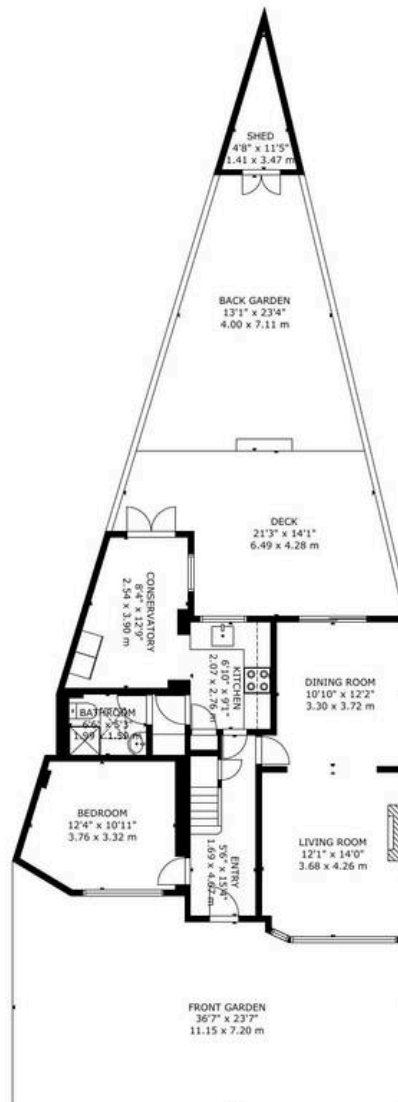
GARDEN To rear low maintenance comprising:- Lite composite decked patio area, remainder laid to lawn with footpath to timber shed, timber panelled boundary fencing.

OFF STREET

1 Parking Space

PARKING Own drive with block paved off street parking to front for 3-4 vehicles, with brickwork boundary walling.





GROSS INTERNAL AREA
TOTAL: 117 m²/1,261 sq ft
GROUND FLOOR: 73 m²/786 sq ft, FIRST FLOOR: 44 m²/475 sq ft
EXCLUDED AREAS: SHED: 3 m²/28 sq ft, FRONT GARDEN: 87 m²/942 sq ft
DECK: 25 m²/267 sq ft, BACK GARDEN: 28 m²/304 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

phillip laurence
estate agents



Phillip Laurence Estate Agents

Phillip Laurence Estate Agents, 107 Lansbury Drive - UB4 8RP

02085611222 • info@philliplaurence.com • www.philliplaurence.com/

