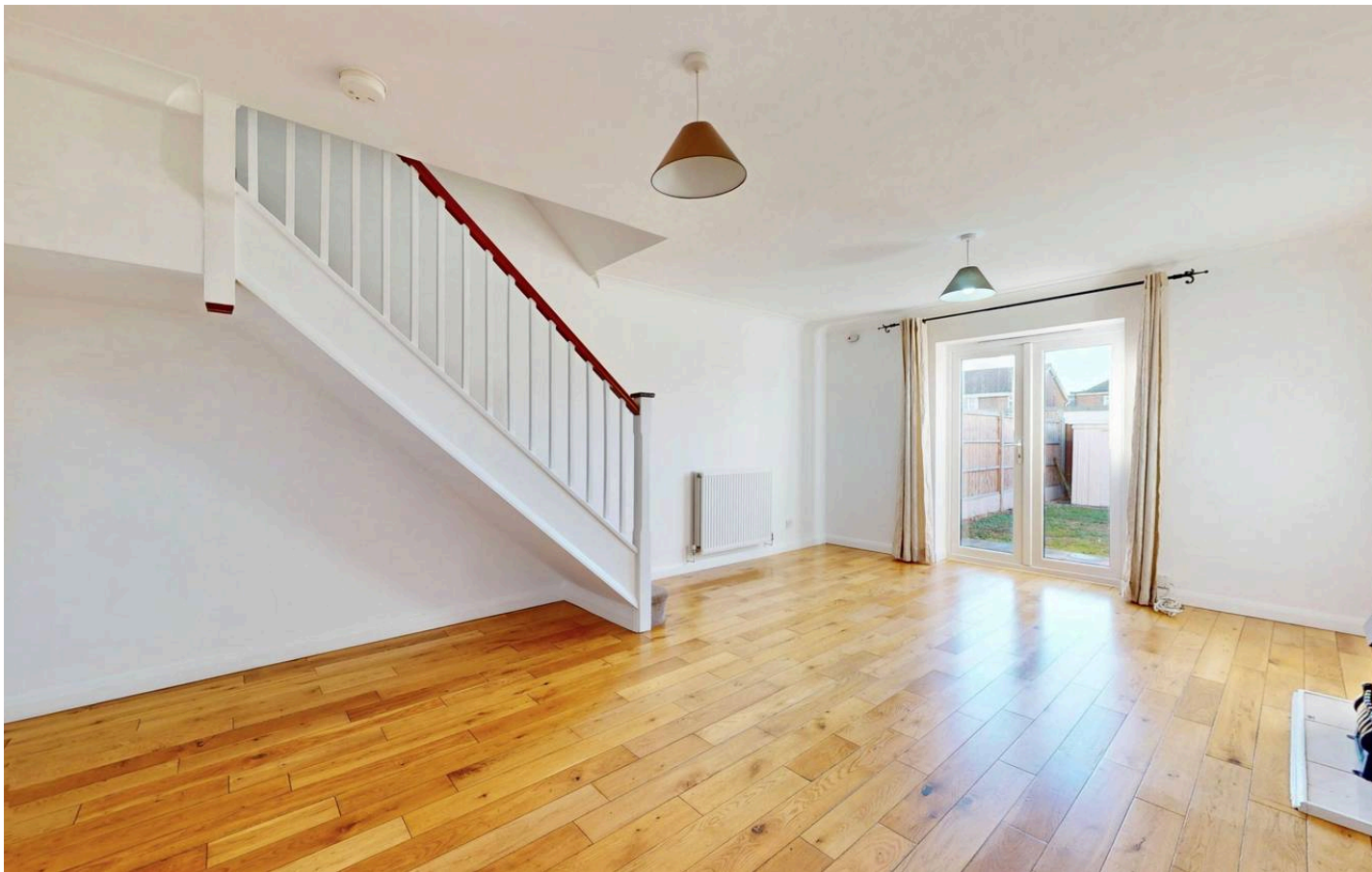




27 Tollgate Drive, Hayes

Hayes

£2,000 pcm



27 Tollgate Drive

Hayes

Modern two-bed house with two en-suites, new kitchen, garden, off-street parking, and fresh decor. Close to Southall Broadway and transport links. Unfurnished and available now.

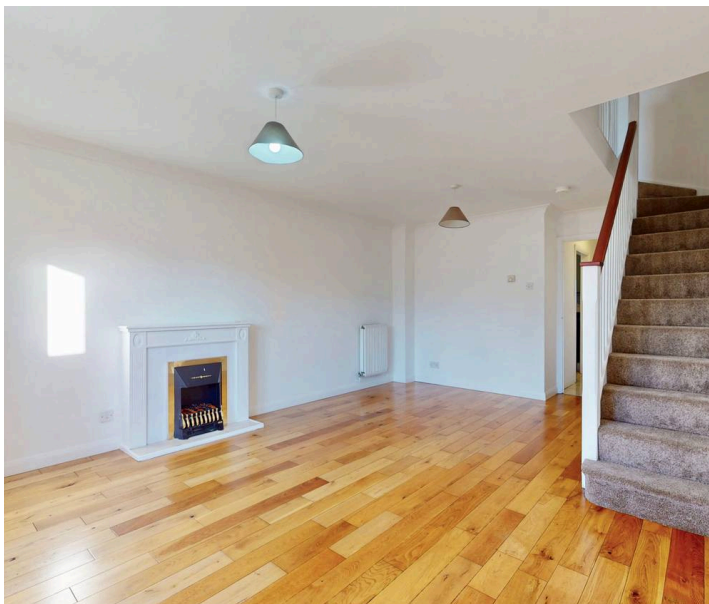
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 1980s built two double bed terraced house
- Lounge dining room & separate newly fitted kitchen
- Newly decorated throughout & newly carpeted stairs & first floor
- Ground floor cloakroom
- En-suite bathroom to bedroom one & en-suite shower room to bedroom two
- Central heating & double glazed
- Off street parking
- Unfurnished available now





Entrance

ENTRANCE Storm porch under a pitched tiled roof, outside bin storage cupboard, leaded light part double glazed entrance door to:-

Entrance Hall

ENTRANCE HALL Tiled flooring, built in storage cupboard, doors to cloakroom, & lounge opening onto kitchen.

Cloakroom

CLOAKROOM White suite comprising:- Semi countertop ceramic wash hand basin with storage cupboard under & tiled splash back, close coupled wc, tiled flooring, extractor fan, radiator.

Living Room

Coved ceiling, newly carpeted staircase to first floor, solid wood flooring, fireplace with electric coal effect fire, radiators, Upvc double glazed double doors to garden.

Kitchen

Newly Fitted kitchen comprising:- Range of wall & matching base & drawer units with laminated worktops over & Metro style tiled splash backs, inset stainless steel single bowl single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine, cooking appliances to include fitted oven & gas hob with extractor canopy over, concealed wall mounted central heating boiler, tiled flooring, front aspect timber double glazed window.

Bedroom One

Rear aspect timber double glazed window, newly carpeted flooring, radiator, door to en-suite bathroom/wc.





EN-SUITE BATHROOM/WC

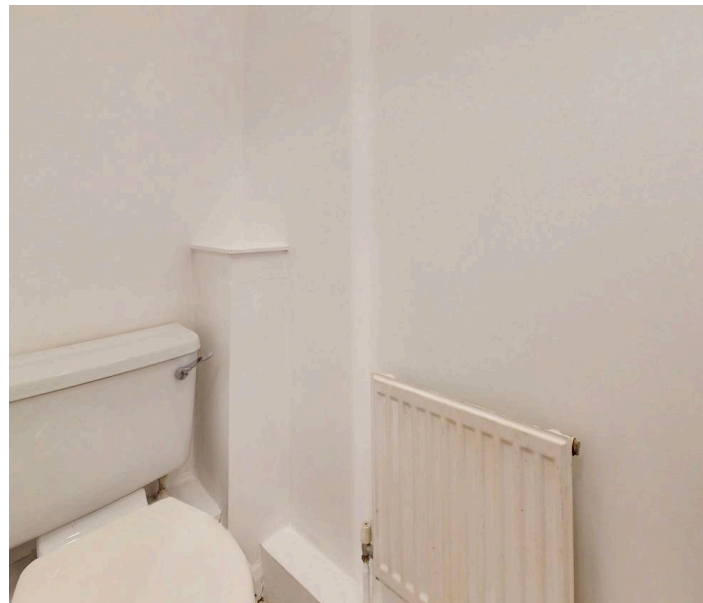
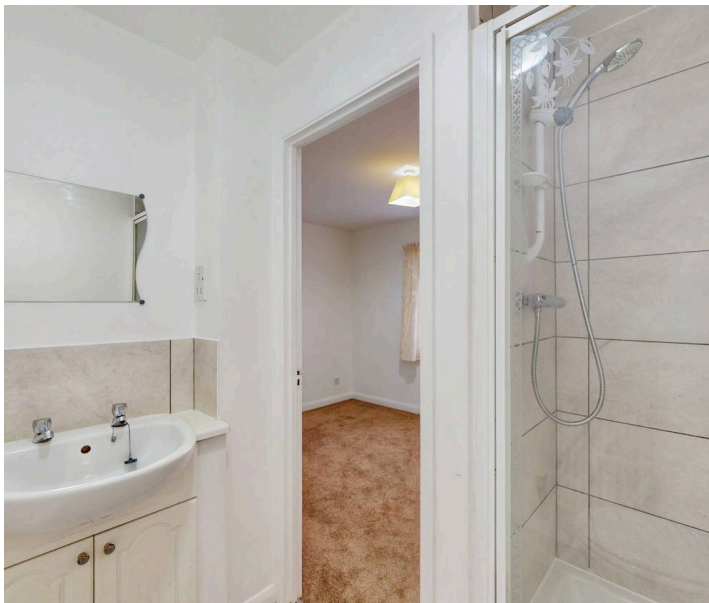
Modern fitted white suite comprising:- Paneled bath with bath/shower mixer taps, flexible hose, detachable shower head & glazed shower screen, ceramic wash hand basin with monobloc mixer taps & storage cabinet under, close coupled wc with push button flush, part tiled walls, tiled flooring, extractor fan, radiator.

BEDROOM TWO

Rear aspect timber double glazed window, newly carpeted flooring, radiator, door to en-suite bathroom/wc.

EN-SUITE SHOWER ROOM/WC

Modern fitted white suite comprising:- Fully enclosed shower cubicle, wall mounted thermostatic shower control, adjustable riser rail, flexible hose & detachable shower head, semi countertop ceramic wash hand basin with storage cupboard under & tiled splash back, close coupled wc, tiled flooring, extractor fan, radiator.





GARDEN

31' 10" x 14' 5" (9.7m x 4.4m)

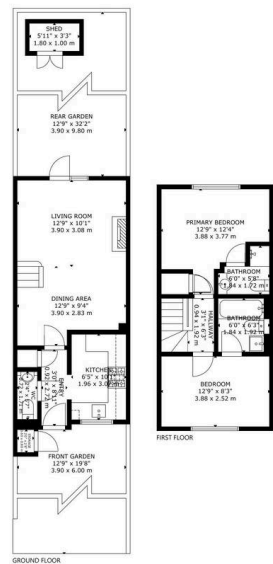
GARDENS To rear 31'9 x 14'5 comprising:- Paved patio area, remainder laid lawn, additional paved patio to the foot of the garden, timber panelled feather edge fencing. To front hedgerow boundaries & part laid to shingle

OFF STREET

1 Parking Space

PARKING To the front of the property for one car.





GROSS INTERNAL AREA
TOTAL: 67 m²/716 sq.ft
GROUND FLOOR: 34 m²/361 sq.ft, FIRST FLOOR: 33 m²/355 sq.ft
EXCLUDED AREAS: FRONT GARDEN: 23 m²/250 sq.ft, REAR GARDEN: 38 m²/411 sq.ft
SHED: 2 m²/19 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



