

Woodstock Gardens Hayes UB4 8BA



£479,950 Freehold

Presented in very good order throughout, three bed two bath terraced house, viewing highly recommended, completely redecorated, entrance porch, lounge, modern fitted kitchen dining room, ground floor bedroom & shower room/wc, fully boarded loft room, double glazed windows, central heating, brick built building at rear, off street parking, popular North Hayes location, just 350 yards from the Uxbridge Road.

LOCATION

With approximate distances. The property is located on Woodstock Gardens which is odd Lansbury Drive. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is just 350 yards away. Local bus services provide access to Uxbridge, Ealing & the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its popular Elizabeth Line has quoted journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. Lombardy Retail Park with its high street brand shops & Sainsbury's superstore is just under a mile from the property. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is just over a mile away. The sought after Hayes Park School & the popular Beck Theatre & Barra Hall Ten Acre Park & Botanical Gardens are located within 525 yards of the property.

Property Reference 7887 Council Tax Band C £1753.00 Per annum Epc Rating D

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey



ENTRANCE PORCH

Brick & Upvc double glazed construction, Upvc double glazed entrance door, front & side aspect Upvc double glazed windows, tiled flooring, internal Upvc double glazed door to:- **ENTRANCE HALL** Oak faced staircase to first floor landing with storage cupboard under, coved ceiling with inset low voltage lighting, wood effect laminate flooring, radiator, door to bedroom three, opening onto lounge.



LOUNGE

Coved ceiling with inset low voltage lighting, wood effect laminate flooring, radiator, door to shower room/wc, opening onto:-



KITCHEN DINER

Modern fitted kitchen comprising:- Range of light Oak Shaker style fronted wall units, matching base & drawer cabinets with laminated worktops over & ceramic tiled splash backs, stainless steel single bowl single drainer sink unit with monobloc mixer taps, plumbing & space for washing machine, built in single oven with fitted gas hob & stainless steel extractor canopy over, space fridge freezer, ceramic tiled flooring, coved ceiling with inset low voltage lighting, rear aspect Upvc double glazed windows, Upvc double glazed door to garden.



GROUND FLOOR BEDROOM ONE

Front aspect Upvc double glazed window, coved ceiling, wood effect laminate flooring, radiator. Ideal for an elderly or infirm person that requires only ground floor accommodation along with ground floor shower/wc facilities.



GROUND FLOOR SHOWER ROOM/WC

White suite comprising:- Recessed shower with wall mounted electric shower control, flexible hose, adjustable rail & detachable shower head, wall mounted wash hand basin with monobloc mixer taps, close coupled wc, fully tiled walls & flooring, extractor fan.



FIRST FLOOR LANDING

Wood effect laminate flooring, access to loft with pull down ladder, doors to:-

BEDROOM TWO

Front aspect Upvc double glazed window, built in open fronted wardrobes & storage cupboards, wood effect laminate flooring, radiator.



BEDROOM THREE

Rear aspect Upvc double glazed window, wood effect laminate flooring, radiator.



BATHROOM

White suite comprising:- Steel panelled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, ceramic pedestal wash hand basin with monobloc mixer taps, close coupled wc with push button flush, fully tiled walls & flooring, radiator, rear aspect Upvc double glazed window.



LOFT STORAGE

Fully boarded floor & walls, two Velux windows accessed via a pull down ladder. Suitable for a number of uses such as:- Playroom, study, work room, home office or entertainment room.



REAR GARDEN

14'1 X 13'1 Timber decked, brick faced flower bed, brick built boiler housing with gas combination boiler, brickwork boundary walling, access to storage outbuilding.



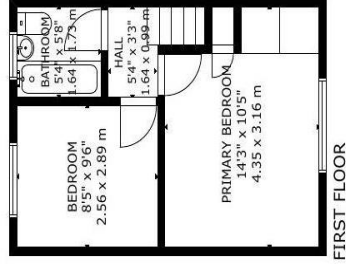
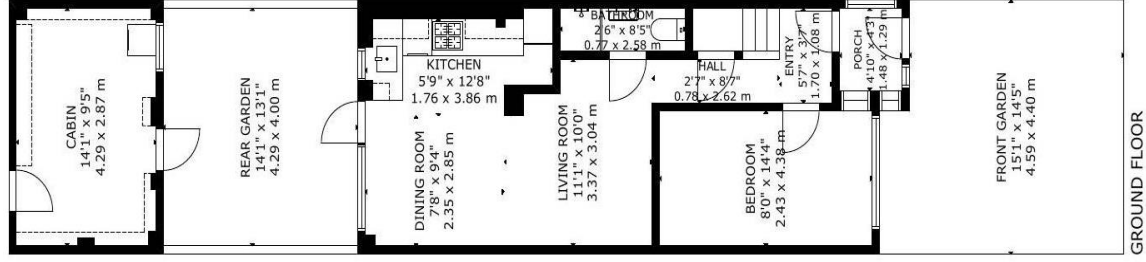
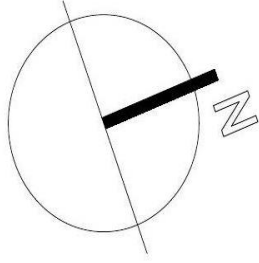
STORAGE OUTBUILDING

14'1 X 9'5 Brick construction, timber door, Upvc double glazed window, currently fitted with an array of storage shelving & bench tops, gate to rear service road. Would suit converting to a garden room.



PARKING

Hard standing off street parking to front, rendered boundary walling.



GROSS INTERNAL AREA
TOTAL: 73 m²/781 sq.ft

GROUND FLOOR: 46 m²/491 sq.ft, FIRST FLOOR: 27 m²/290 sq.ft
EXCLUDED AREAS: REAR GARDEN : 17 m²/185 sq.ft, CABIN: 12 m²/132 sq.ft, FRONT GARDEN: 22 m²/234 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

