

Goshawk Gardens Hayes UB4 8LA



£579,950 Freehold

Very well presented, three bed semi-detached house, a rare opportunity to acquire a property benefitting from a total back to brickwork internal refurbishment in 2023, separate lounge, luxury fitted kitchen diner, luxury first floor bathroom/wc, central heating, Upvc double glazed, all new joinery throughout including fire doors, window coverings included, fully boarded loft storage, very good sized 90'7" rear garden, block paved off street parking, plenty of scope for extending to the rear & loft stpp, just 350 yards from the highly sought after Charville Academy School, viewing highly recommended, no upper chain.

LOCATION

With approximate distances. The property is located on Goshawk Gardens 100 yards from its junction with Weymouth Road. Kingshill Parade's popular local shopping facilities, takeaways and restaurants is located 525 yards away. Local bus services provide access to the local & surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its recently opened Elizabeth Line has quoted estimated 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. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is just under a mile from the property. Lombardy Retail Park with it's Sainsbury's Superstore & a selection of High Street brand shops is 1.8 miles away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 2.0 miles from the property. For local schools Charville Academy is 350 yards away & Hayes Park is 700 yards from the property.

Property Reference 7891 Council Tax Band D £1952.00 Per Annum. Epc Rating D

Please note the photographs were taken following the refurbishment in 2003 prior to occupation.

ENTRANCE

Storm porch, Upvc double glazed entrance door to:-

HALLWAY

Front aspect Upvc double glazed window, carpeted staircase to first floor with storage cupboard under, LVT vinyl flooring, radiator, doors to:-

LOUNGE

Front aspect Upvc double glazed window, radiator, LVT vinyl flooring.



KITCHEN DINER

Luxury fitted kitchen comprising:- Range of Shaker style wall units with cornice & light rails, matching base & drawer units with oak effect laminated worktops over, geometric style splash backs, inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, integrated washing dryer & fridge freezer, island unit & breakfast bar with fitted electric oven & gas hob over, inset low voltage led ceiling lighting, LVT vinyl flooring, built in under stairs storage cupboard rear aspect Upvc double glazed window, Upvc double glazed door to garden.



DINING AREA

Rear aspect Upvc double glazed window with Venetian blind, inset low voltage led ceiling lighting, LVT vinyl flooring, radiator.

FIRST FLOOR LANDING

Side aspect Upvc double glazed window, access to fully boarded loft via pull down ladder, carpeted flooring, doors to:-

BEDROOM ONE

Rear aspect Upvc double glazed window, carpeted flooring, Roman blind, radiator.



BEDROOM TWO

Front aspect Upvc double glazed window with Roman blind, carpeted flooring, radiator.

BEDROOM THREE

Front aspect Upvc double glazed window with Roman blind, carpeted flooring, radiator.



BATHROOM/WC

Fitted white suite comprising:- Acrylic paneled D shaped shower bath with bath filler mixer taps, wall mounted thermostatic shower control, flexible hose, adjustable sliding rail & detachable handset, fixed rainfall style shower head, glazed shower screen, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, close coupled wc with push button flush, part Metro style wall tiling, vinyl flooring, chrome ladder style radiator, inset low voltage led ceiling lighting, Humidistat extractor fan, rear aspect Upvc double glazed window.

GARDEN

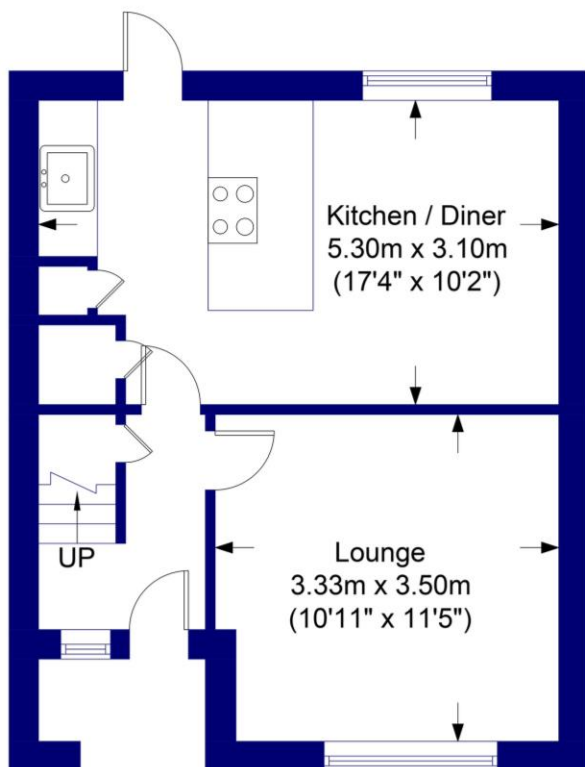
Very good sized 90'7 x 21'11 rear garden comprising:- Paved patio area, remainder laid to lawn, timber garden shed, timber close boarded paneled fencing, part trellis topped, outside light & water tap, timber gate to shared drive.



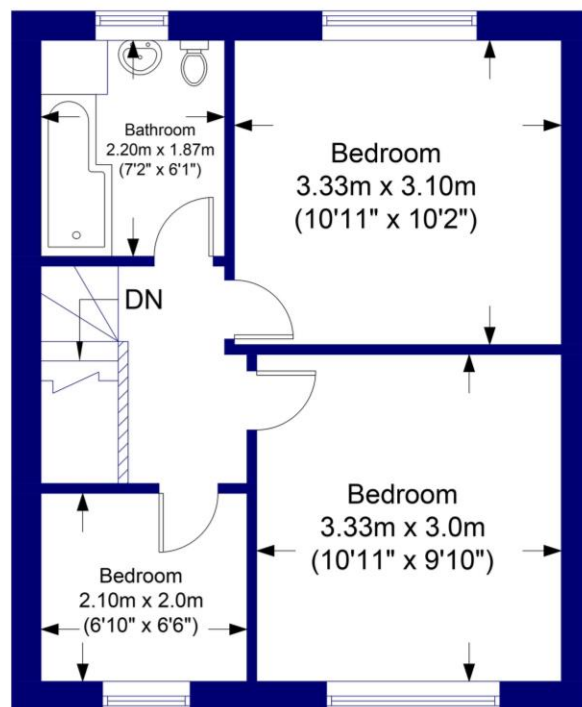
PARKING Block paved off street parking to front for two cars & shared drive.



Approximate Gross Internal Floor Area : 66.93 sq m / 720.42 sq ft
 Garden Measurement - (27.20m x 6.70m = 90'7" x 21'11")



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
 This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



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