



7 Fredora Avenue, Hayes

Hayes

£399,950



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No chain, extended 2 bed terraced house, lounge, separate kitchen dining room, gf bathroom/wc, central heating, double glazed, 46'11 garden, parking, popular location, close to amenities & buses.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No chain
- Extended 2 bed terraced house
- Extended separate fitted kitchen
- Ground bathroom/wc
- Central heating & double glazed
- 46'11 rear garden
- Off street parking
- 50 yards to Grange Park school
- Close to local amenities & bus services





Lounge

OPEN PLAN LOUNGE Front aspect Upvc leaded light double glazed bay window, carpeted staircase to first floor, wood effect laminate flooring, built in under stairs storage cupboard, radiator, opening onto inner lobby, door to bathroom, opening onto kitchen.

Kitchen Diner

KITCHEN DINER Fitted kitchen comprising:- Range of beech style wall & matching base & drawer units with laminated worktops over & tiled splashbacks, inset stainless steel single bowl, single drainer sink unit with chrome monobloc mixer taps, space & plumbing for washing machine, space for fridge freezer & cooker with extractor over, wall mounted combination central heating boiler, wood effect laminate flooring, rear aspect Upvc double glazed window & Upvc double glazed door to garden.

Bathroom/WC

BATHROOM/WC Fitted white suite comprising:- Acrylic panelled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, pedestal wash hand basin with monobloc mixer taps, close coupled wc with push button flush, fully tiled walls, vinyl flooring, chrome ladder style radiator, extractor fan.

Bedroom One

BEDROOM ONE Front aspect Upvc leaded light double glazed bay window, carpeted flooring, radiator.

Bedroom Two

BEDROOM TWO Rear aspect Upvc double glazed window, carpeted flooring, radiator.





GARDEN

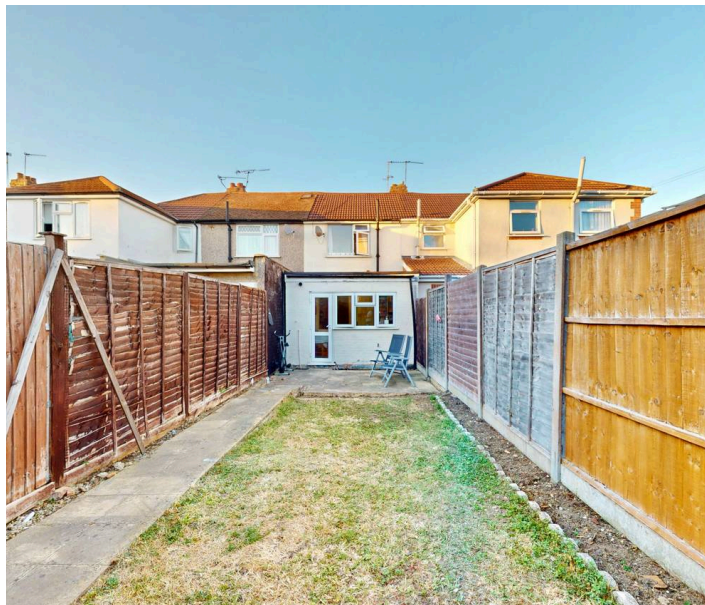
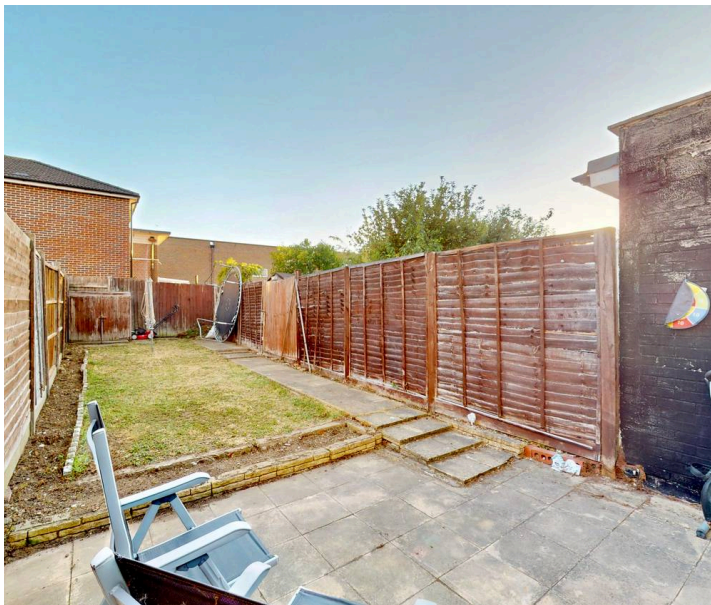
46' 11" x 12' 4" (14.3m x 3.76m)

To rear 46'11 x 12'4 comprising:- Paved patio area, remainder laid to lawn with soil borders, footpath to rear of garden, timber panelled fencing.

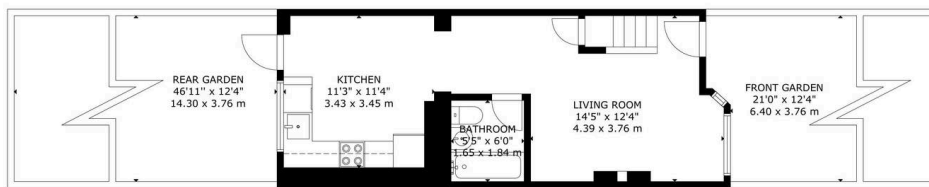
OFF STREET

1 Parking Space

PARKING Crazy paved off street parking to front, part brickwork boundary walling part timber panelled fencing.



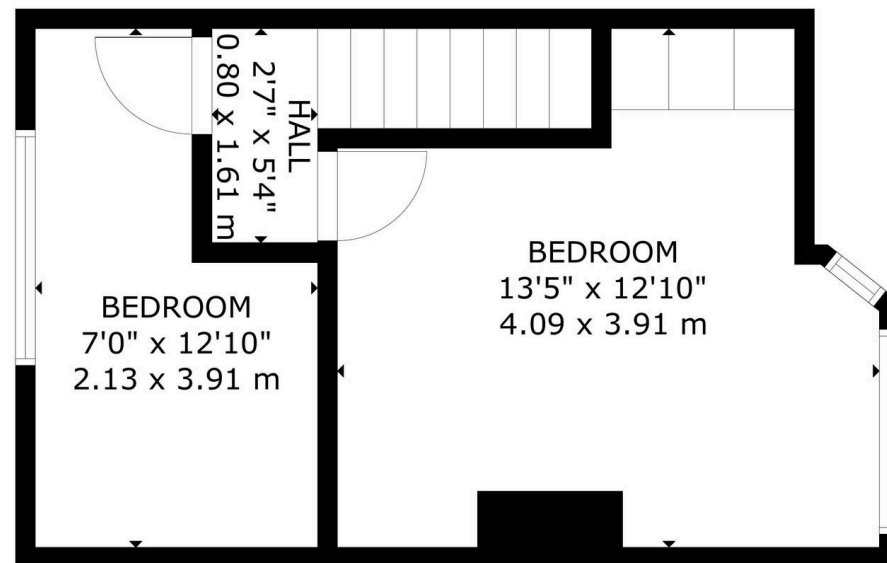




GROUND FLOOR

GROSS INTERNAL AREA
TOTAL 39 m²/427 sq.ft.
GROUND FLOOR: 35 m²/382 sq.ft. FIRST FLOOR: 24 m²/255 sq.ft.
EXCLUDED AREAS: REAR GARDEN: 49 m²/525 sq.ft. FRONT GARDEN: 25 m²/270 sq.ft.
DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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estate agents



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