



39 Woodstock Gardens, Hayes

Hayes

£479,950



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3 bed 2 bath terraced house, newly decorated, lounge & modern fitted kitchen, gf bedroom & shower room, ff bathroom, fully boarded loft, off-street parking, near Uxbridge Road, viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXTENDED THREE BED TERRACED HOUSE
- PRESENTED IN VERY GOOD ORDER THROUGHOUT
- NEWLY DECORATED
- LOUNGE * OPEN PLAN FITTED KITCHEN DINER
- GROUND FLOOR BEDROOM ONE * GROUND FLOOR SHOWER ROOM/WC
- TWO FIRST FLOOR DOUBLE BEDROOMS * FIRST FLOOR BATHROOM/WC
- FULLY BOARDED LOFT SPACE
- CENTRAL HEATED & DOUBLE GLAZED
- FULLY DECKED COURTYARD GARDEN WITH BRICK BUILT OUTBUILDING SUITABLE FOR A NUMBER OF USES
- JUST 350 YARDS FROM THE UXBRIDGE ROAD



Entrance

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.

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/WC

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.

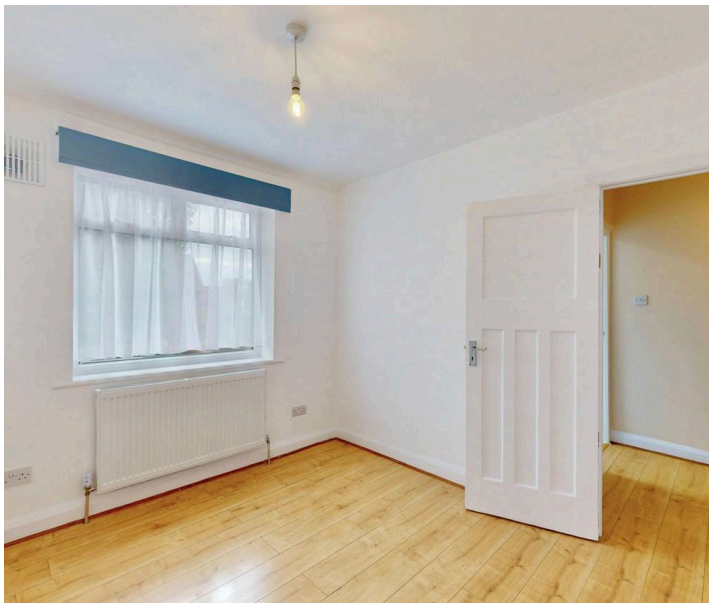
Loft Space

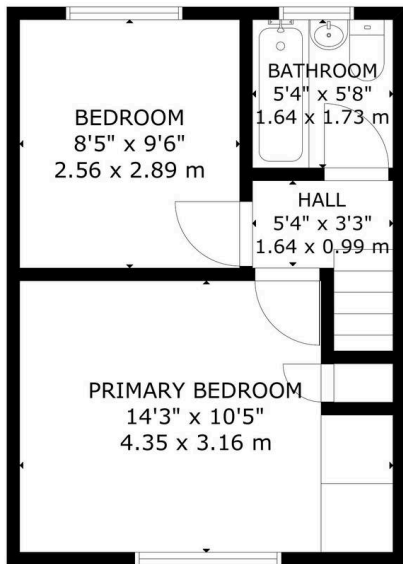
Fully boarded floor & walls, two Velux windows accessed via a pull down ladder. Suitable for a number of uses such as:- Playroom, study, work room, home office or entertainment room.

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.

Hard standing off street parking to front for one car



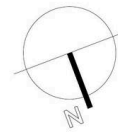


FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 73 m²/781 sq.ft.
GROUND FLOOR: 46 m²/495 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.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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