

Tollgate Drive Hayes UB4 0NP



£2000.00 Per Calendar Month

Two bed two en-suite terraced house, modern canal side development, presented in very good order throughout, redecorated & new carpeting to the stairs & first floor, entrance hall, cloakroom, lounge, separate newly fitted kitchen, two first floor bedrooms one with an en-suite shower room/wc & the other with an en-suite bathroom/wc, gas central heating, double glazed, garden, off street parking, un-furnished except cooking appliances, available now viewing highly recommended.

LOCATION

With approximate distances. Tollgate Drive is located off Delamere Road which in turn is off the Uxbridge Road. Lombardy Retail Park with its Sainsbury's superstore along with high street brand shops retail outlet are 0.8 of a mile from the property. Other retail parks are just 525 yards from the property. Southall's popular The Broadway shopping centre is just half a mile away. Local Bus services provide access to the surrounding areas including Hayes Town with its Hayes & Harlington mainline station. Its Popular Elizabeth Line link 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 A 312 Hayes Bypass providing access to the A40, M25, Heathrow & the M4 is just under three quarters of a mile from the property. The property is located on a canal side development with the Grand Union canal-side walks just 50 yards from the property.

Property Ref 7760 Council tax band D £1952.00 Per annum Epc Rating D

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

ENTRANCE

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

ENTRANCE HALL

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

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.

RECEPTION 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.



FIRST FLOOR LANDING

Access to loft space, newly carpeted flooring, doors to:-

BEDROOM ONE

Front aspect timber double glazed window, newly carpeted flooring, radiator, door to en-suite.



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.



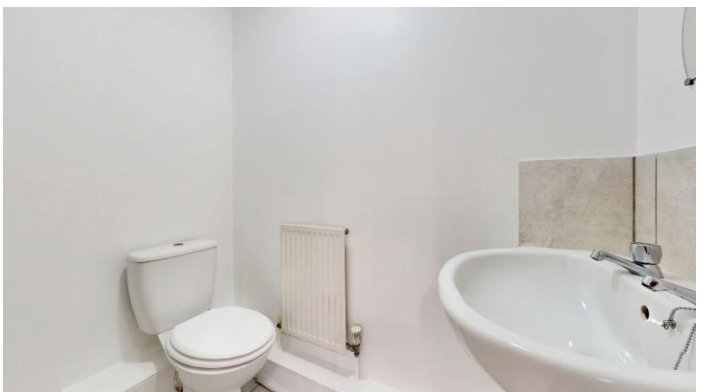
BEDROOM TWO

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.



GARDENS

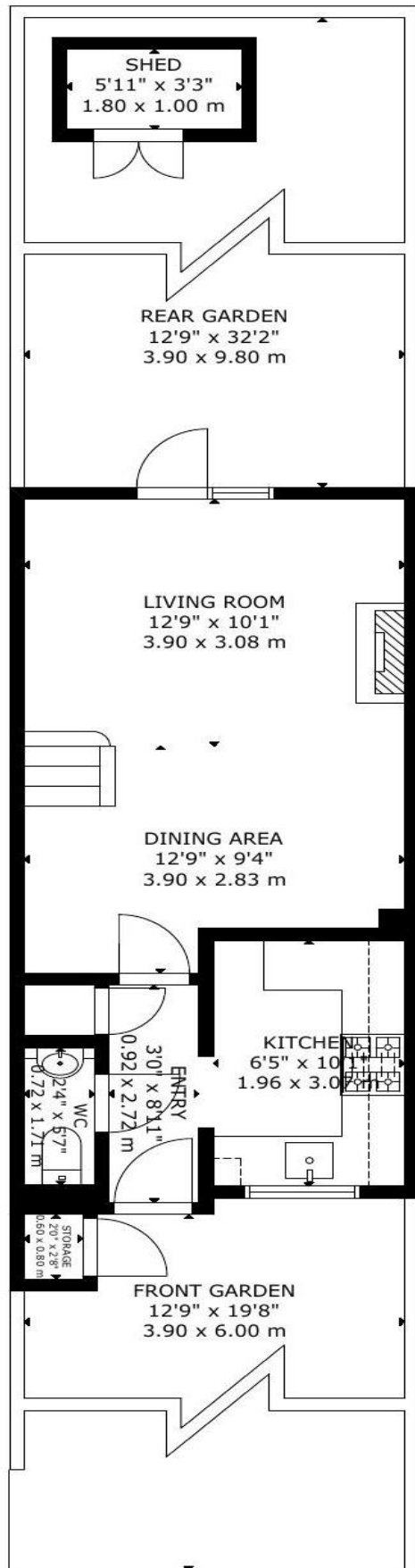
To rear 31'9 x 14'5 comprising:- Paved patio area, remainder laid lawn, additional hardstanding to the foot of the garden with steel storage shed, timber paneled feather edge fencing. To front hedgerow boundaries & part laid to shingle



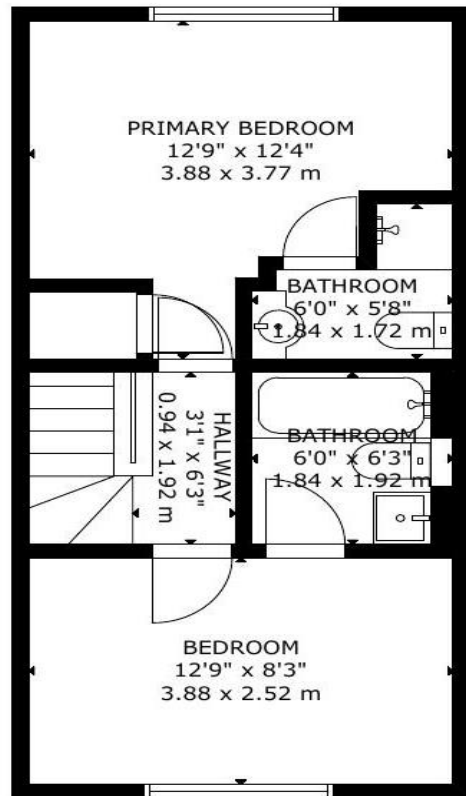
PARKING

To the front of the property for one car.





GROUND FLOOR



FIRST FLOOR

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