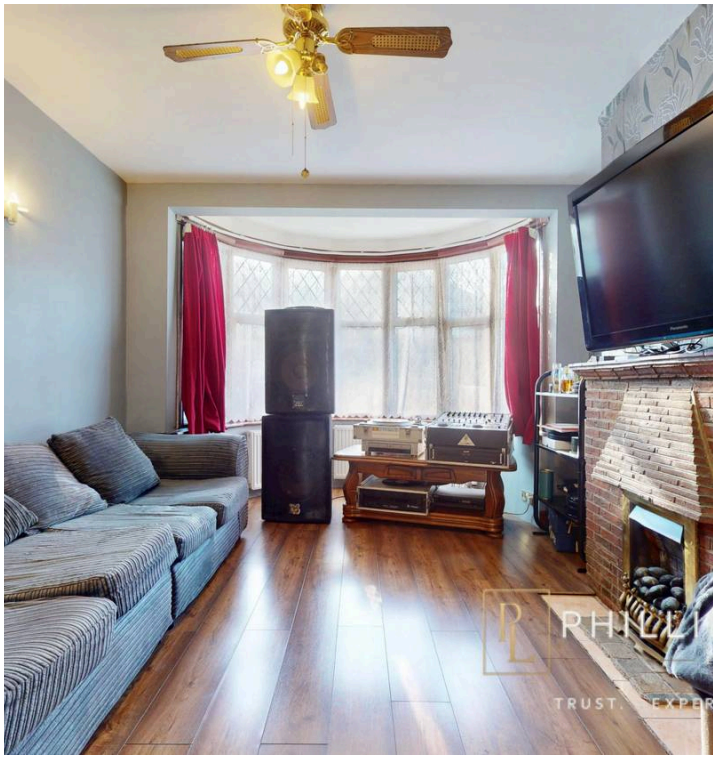
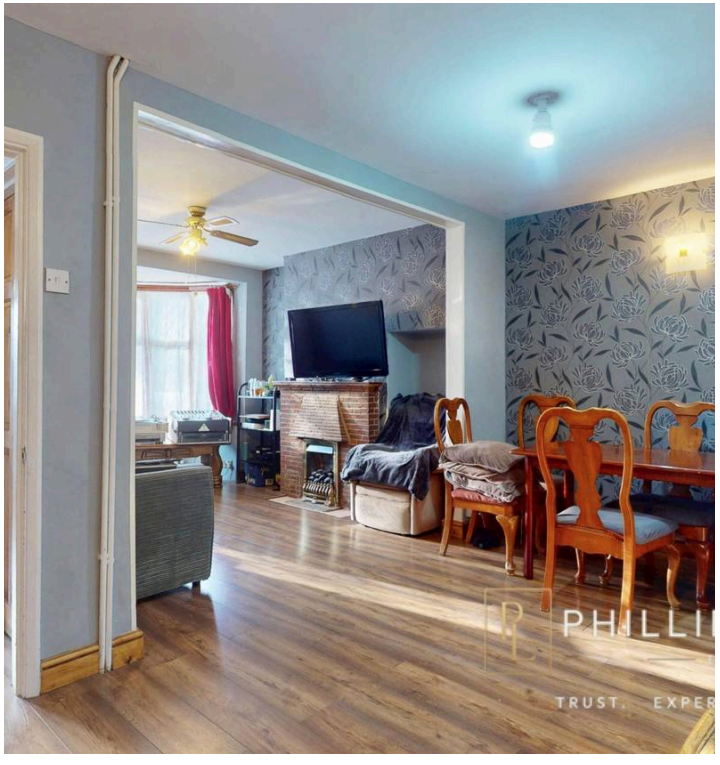
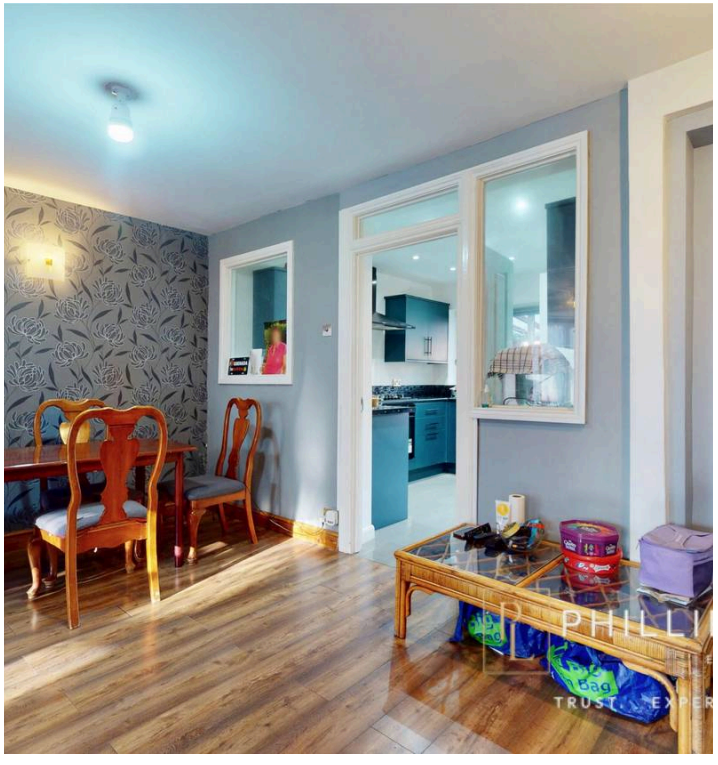

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Berwick Avenue, Hayes, UB4 0NH
£540,000 FREEHOLD









Berwick Avenue, Hayes UB4 0NH

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- DECEPTIVELY SPACIOUS EXTENDED THREE BED TERRACED HOUSE
- SPACIOUS EXTENDED ENTRANCE HALL
- SIZEABLE LOUNGE DINING ROOM FLOODED WITH NATURAL LIGHT
- EXTENDED BEAUTIFULLY PRESENTED FITTED KITCHEN OVERLOOKING THE REAR GARDEN
- BENEFITTING FROM AN ADDITIONAL UTILITY ROOM & GROUND FLOOR CLOAKROOM
- DOUBLE GLAZED & CENTRALLY HEATED THROUGHOUT
- GOOD SIZED REAR GARDEN WITH COVERED VERANDA & PLENTY OF SPACE FOR A GARDEN ROOM
- OFF STREET PARKING WITH ADDITIONAL PARKING OR GARAGE SPACE VIA GATED SERVICE ROAD ACCESS
- 525 YARDS FROM THE UXBRIDGE ROAD
- 175 YARDS TO CANAL SIDE WALKS & OPEN COUNTRYSIDE
- VIEWING HIGHLY RECOMMENDED





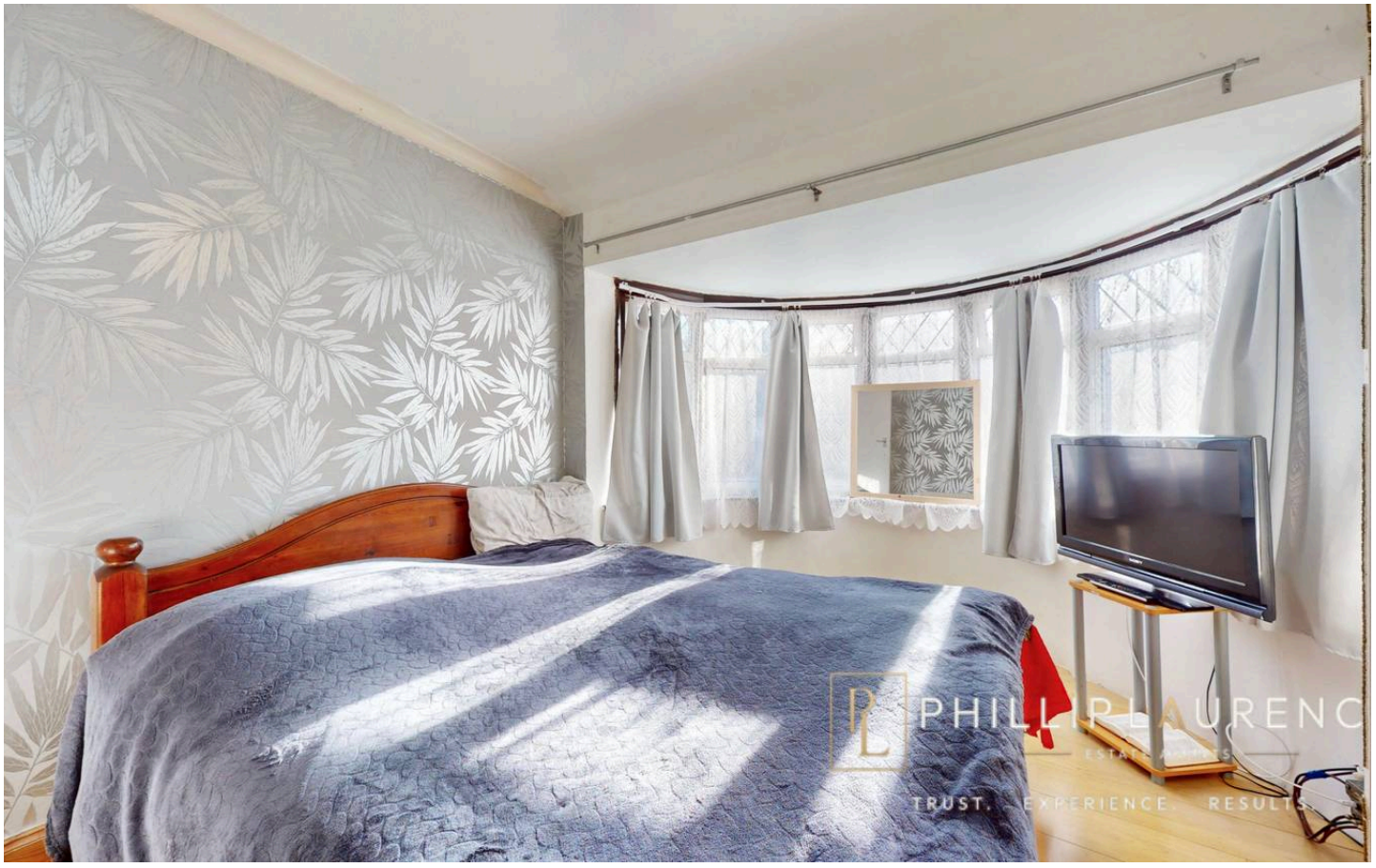


Entrance Hall
An extended and spacious entrance hallway, welcoming you through a UPVC double-glazed entrance door, with a side aspect UPVC double-glazed window warm Oak-effect laminate flooring, dado rails, carpeted staircase rising to the first floor with storage cupboard beneath, radiator.

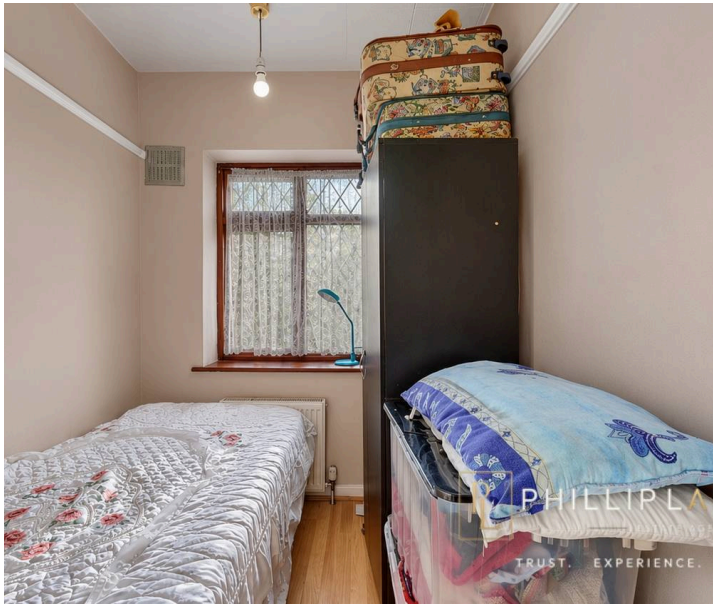
Lounge Dining Room
A warm and inviting lounge area, beautifully flooded with natural light through an impressive seven-section part leaded light, double-glazed bay window. The room is complemented by attractive warm oak-effect laminate flooring and a characterful red brick fireplace housing a gas-fired coal-effect fire, creating a cosy focal point. Intercommunicating with the dining room, the space forms a generous L-shaped reception area, ideal for both entertaining guests and comfortable everyday family living, two radiators. Rear-aspect windows allow an abundance of additional natural light to flow into the room.

Kitchen
An attractive extended kitchen positioned to the rear of the property, fitted with an abundance of striking Teal coloured wall, base and drawer units, complemented by granite-effect laminate work surfaces and ceramic mosaic-style splashbacks. The Resopal single-bowl, single-drainer sink unit, complete with mixer tap, enjoys pleasant views over the rear garden. For the keen cook, the kitchen is equipped with a fitted oven, five-ring gas hob and stainless steel extractor canopy above. Excellent natural light is provided by rear-aspect UPVC double-glazed windows and UPVC double-glazed double doors, whilst inset low-voltage ceiling lighting provides additional illumination when required. Ceramic tiled flooring & a radiator for added warmth completes this stylish yet highly practical kitchen, which accesses to the utility room and cloakroom.

Utility Room
A particularly useful addition for modern-day living, this practical utility room provides ample space and plumbing for a washing machine, together with space







Utility Room
A particularly useful addition for modern-day living, this practical utility room provides ample space and plumbing for a washing machine, together with space for a tumble dryer, fridge and freezer. The room also houses the gas-fired combination boiler. Natural light and ventilation are provided by a rear-aspect UPVC double-glazed window, whilst the porcelain tiled flooring continues seamlessly from the kitchen and through to the adjoining cloakroom, which is conveniently accessed via the utility room.

Cloakroom
Another highly desirable feature of the property is the conveniently positioned cloakroom, fitted with a modern white suite comprising a close-coupled WC with push-button flush and a pedestal wash hand basin with monobloc mixer tap. The room is complemented by half-tiled walls, inset low-voltage ceiling lighting and an extractor fan.

Landing
Access to loft, carpeted flooring, dado rails, doors to all rooms.

Bedroom One
Another room flooded with natural light through an impressive seven-section double-glazed bay window. Range of built in wardrobes with storage cupboards over, offering optional storage solutions, radiator, wood effect laminated flooring.

Bedroom Two
Spacious double with carpeted flooring, radiator & rear aspect double glazed window overlooking the rear garden.

Bedroom Three
Adequately sized third bedroom with space for a bed wardrobe & drawers, wood effect laminate flooring, radiator, front aspect part leaded light double glazed window.







Bathroom/WC

Fitted bathroom comprising white shell styled suite, acrylic panelled bath with bath/shower mixer taps, flexible hose & detachable shower head. Pedestal wash hand basin, close coupled wc. Fully tiled walls, wood effect vinyl flooring, radiator, rear aspect double glazed window.

Garden

Accessed directly from the kitchen is a covered veranda, providing a wonderful sheltered space for al fresco dining, entertaining family and friends or simply relaxing in the fresh air, whatever the weather. The impressive rear garden extends to approximately 60 feet and offers an excellent balance of manageable outdoor space and room for family enjoyment. Predominantly laid to lawn, with established shrub borders, the garden provides plenty of space for children's play equipment, such as a trampoline, swing set or football goal. A stepping-stone pathway leads down to the far end of the garden, where a further hardstanding area offers excellent versatility, whether for additional vehicle parking or, subject to the necessary consents, the erection of a garden building. The garden is enclosed by timber panel fencing, providing a good degree of privacy, with rear gates offering convenient access to the rear and side service road and onward to the front of the property.

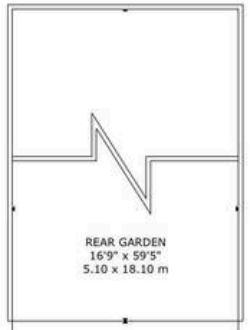






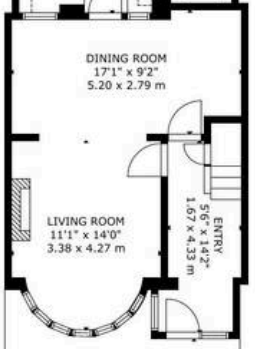
Off street

Off street parking to the front of the property with additional off-street parking or garage space to the rear garden, accessed by secure gated side & rear aspect service roads.











GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 84 m²/903 sq ft
GROUND FLOOR: 51 m²/553 sq ft, FIRST FLOOR: 33 m²/350 sq ft
EXCLUDED AREAS: PATIO: 15 m²/166 sq ft, FRONT YARD: 26 m²/277 sq ft, REAR GARDEN: 92 m²/994 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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