

Fredora Avenue Hayes UB4 8RB



£409,950 Freehold

No upper chain, extended two bed terraced house, lounge, extended separate fitted kitchen dining room, ground floor bathroom/wc, gas central heating, double glazed, 46'11 rear garden, off street parking, 50 yards from entrance to Grange Park School & 350 yards to parkland, playing fields & open countryside, popular North Hayes location, available as a buy to let or with vacant possession.

LOCATION

With approximate distances. Fredora Avenue is located off Lansbury Drive with its bus services providing access to Uxbridge, Ealing & the surrounding areas. To include Hayes Town with its Hayes & Harlington mainline station. It's recently opened 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 Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is just under half a mile from the property. Local shopping facilities at the junction of Balmoral drive and Lansbury Drive are 350 yards away. Kingshill Parade's local shops, takeaways, restaurants & public house are located 750 yards from the property. Lombardy Retail Park with it's Sainsbury's Superstore & a selection of High Street brand shops is just over a mile away. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.5 miles from the property.

Property Reference 7886 Council Tax Band D £1952.00 Per annum Epc Rating C

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

ENTRANCE

Upvc double glazed entrance door to:-

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

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

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



FIRST FLOOR LANDING

Carpeted flooring, access to loft, doors to:-

BEDROOM ONE

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



BEDROOM TWO

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



GARDEN

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.



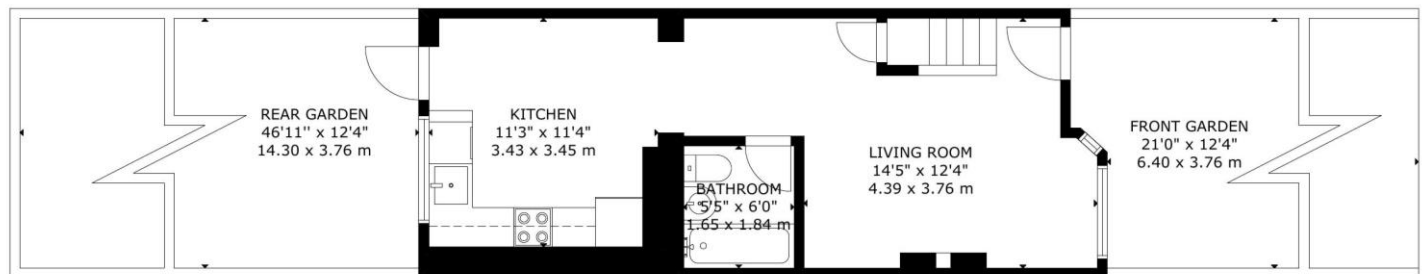


PARKING

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

COUNTRYSIDE

350 yards from the property is the entrance to Grange Park & Bellmore Playing Fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods, areas of traditional countryside character, a haven for birds & wildlife with its wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south. To the South of Bellmore the trail leads all the way down to the Grand Union Canal through other areas of open countryside.



GROSS INTERNAL AREA

TOTAL: 59 m²/637 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

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

