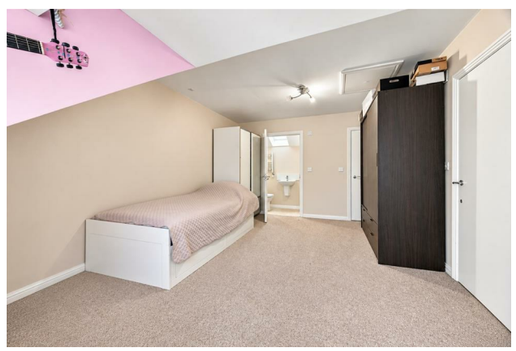










Hawthorne Terrace, Pine Place, Hayes, UB4 8FL

- Modern two bedroom chalet bungalow in gated development
- Spacious open plan kitchen, living and dining room
- Ground floor bedroom with separate family bathroom
- Approximately 755 sq. ft. of internal living accommodation
- Principal bedroom with its own en suite facilities
- Private rear garden and convenient off street parking

Guide Price £450,000

Description
The accommodation is arranged over two floors, with a practical layout that provides flexibility for a variety of purchasers.

The ground floor opens into an entrance hallway with stairs rising to the first floor and access to the principal rooms. To the rear, the open plan kitchen, living and dining room measures 17'1" x 15'3", providing a generous space with French doors opening directly onto the rear garden. The kitchen is arranged along one side of the room, with fitted units, work surfaces and integrated cooking facilities.

Also on the ground floor is a well proportioned second bedroom measuring 10'5" x 8'11", together with a family bathroom comprising a bath, wash basin and WC.

The first floor is dedicated to the principal bedroom, an impressive room measuring 18'11" x 11'6", with a dormer window providing natural light. The bedroom also benefits from its own en suite shower room and additional storage.

Externally, the property enjoys a private rear garden with a paved seating area and space for outdoor furniture. Off street parking is provided to the front of the property.

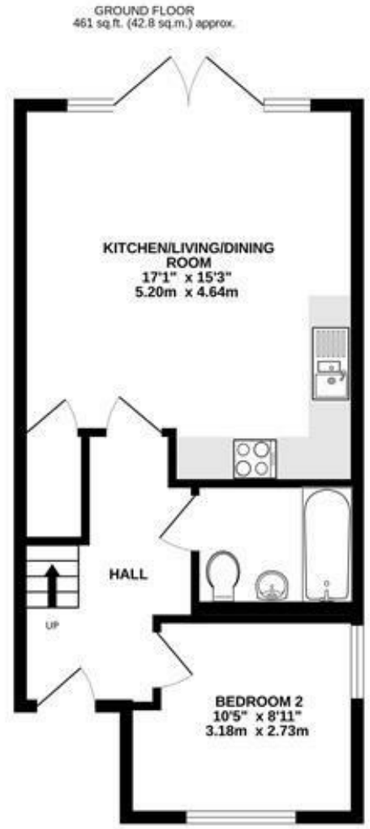
Location

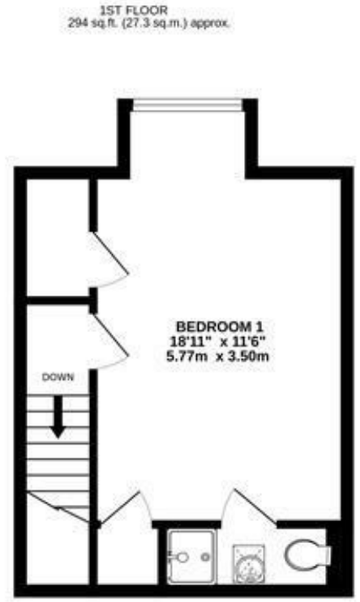
Hawthorne Terrace is a small residential development situated off Pine Place in Hayes, within easy reach of local shops, schools and everyday amenities. The property is conveniently positioned for access to the Uxbridge Road, providing connections towards Hayes, Uxbridge and the surrounding areas. Hayes & Harlington station offers Elizabeth line services into Central London and towards Heathrow Airport, while the A40 and M4 provide convenient road connections.

Additional information
Tenure: Freehold
Local authority: London Borough Of Hillingdon
Council Tax Band: D
Current EPC Rating: C

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts





TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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