

Warwick Crescent Hayes UB4 8RF



£1950.00 Per Calendar Month

Catchment area for Hayes Park & Grange Park Schools, close to transport links & local amenities, two bed centre terraced house, through lounge dining room, separate kitchen, two double first floor bedrooms & modern bathroom/wc, Upvc double glazing, gas fired central heating, good sized 85' rear garden, block paved off street parking to front, to have some redecoration prior to occupation, part furnished, available this month.

LOCATION

With approximate distances. Warwick Avenue is off Woodrow Avenue which in turn runs between Balmoral Drive & Lansbury Drive. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is 700 yards from the property. Bus services on Lansbury Drive and the Uxbridge Road provide access to local & surrounding areas along with Hayes Town & its Hayes & Harlington mainline station. The popular Elizabeth Line link has quoted 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. Uxbridge, Ealing & the surrounding areas. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is 1.5 miles from the property. Local shopping facilities at the junction of Balmoral Drive and Lansbury drive are 350 yards away whilst the popular Kingshill Parade with its selection of shops, takeaways & cafes is just 525 yards from the property. Hayes Park & Grange Park Schools are within 500 yards of the property.

Property reference 7885 Council Tax Band C £1735.00 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

Upvc part double glazed entrance door to:- **INNER LOBBY** Carpeted staircase to first floor, wood effect laminated flooring, radiator, timber Georgian style glazed door to:-

THROUGH LOUNGE DINING ROOM

Front aspect Upvc part stained glass, leaded light, double glazed window, wood effect laminate flooring, feature fireplace with timber surround, marble back & hearth, inset coal effect gas fire (disconnected), radiators, aluminium double glazed sliding patio doors to garden, under stairs storage cupboard, doorway to:-



KITCHEN

Fitted kitchen comprising:- Range of white Cathedral Line style wall units with cornice & open end display cabinets, matching base & drawer units with laminated worktops over & tiled splash backs, high level glazed storage cupboards, Inset stainless steel one & a quarter bowl single drainer sink unit with monobloc mixer taps, free standing washing machine, slot in gas cooker with extractor canopy over, free standing fridge freezer, wood effect laminate flooring, pine paneled ceiling with inset lighting, rear aspect Upvc double glazed window.





FIRST FLOOR LANDING

Carpeted flooring, access to loft space, doors to:-

BEDROOM ONE

Front aspect Upvc part stained glass, leaded light, double glazed window, coved ceiling, built in over stairs storage cupboard, built in linen cupboard, carpeted flooring, radiator.



BEDROOM TWO

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



BATHROOM/WC

Fitted white suite comprising:- Paneled bath, with bath/shower mixer taps, flexible hose, adjustable rail & detachable shower head, ceramic pedestal wash hand basin, close coupled wc with push button flush, mostly tiled walls, vinyl flooring, pine paneled ceiling, radiator, rear aspect Upvc double glazed window.



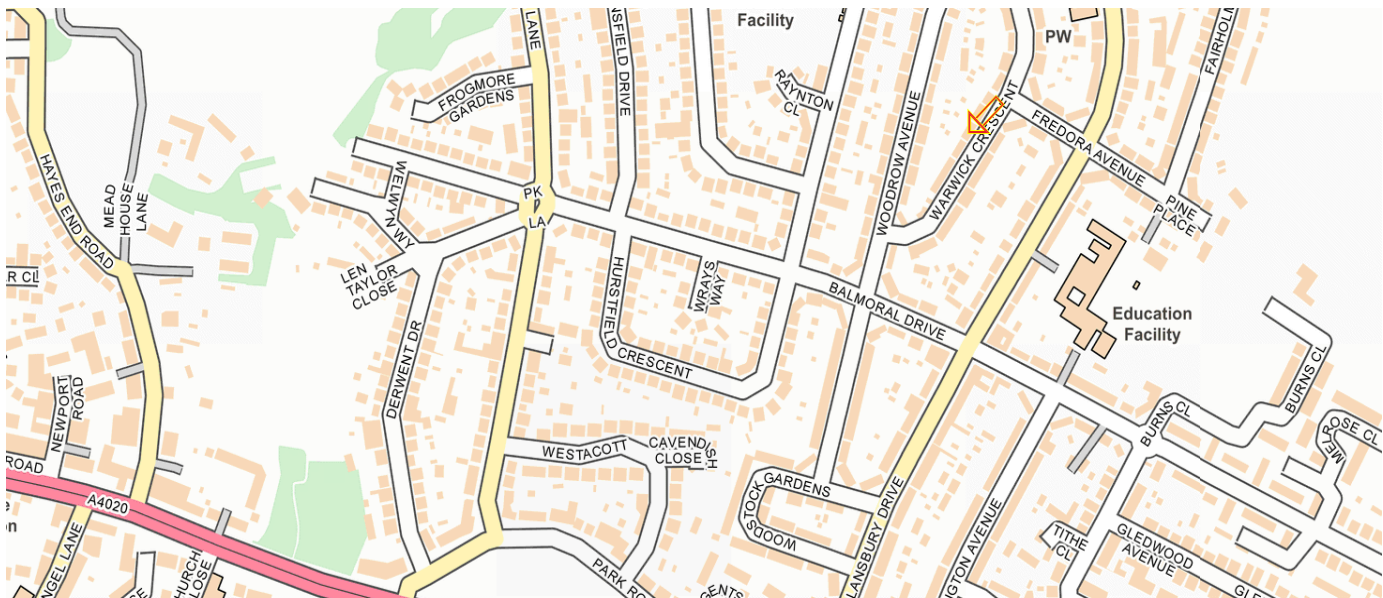
GARDEN

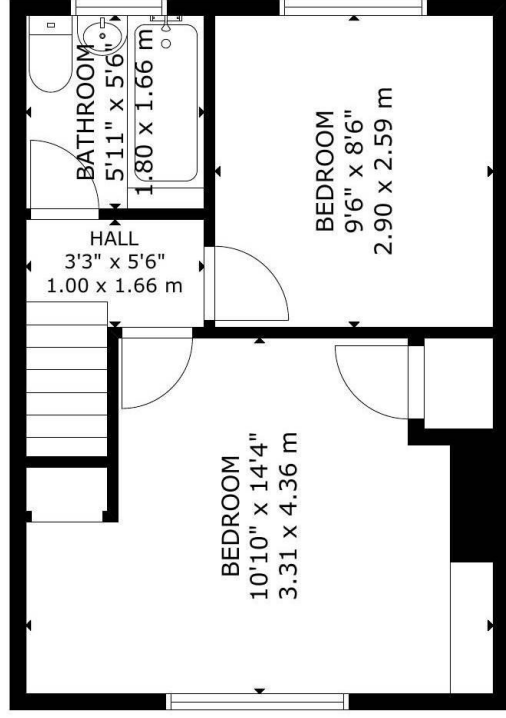
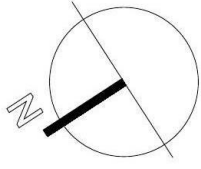
To rear 85'4 x 14'7 comprising:- Large block paved patio area, remainder laid to lawn with mature shrub borders, part blockwork boundary walling, part timber fencing & trellis.



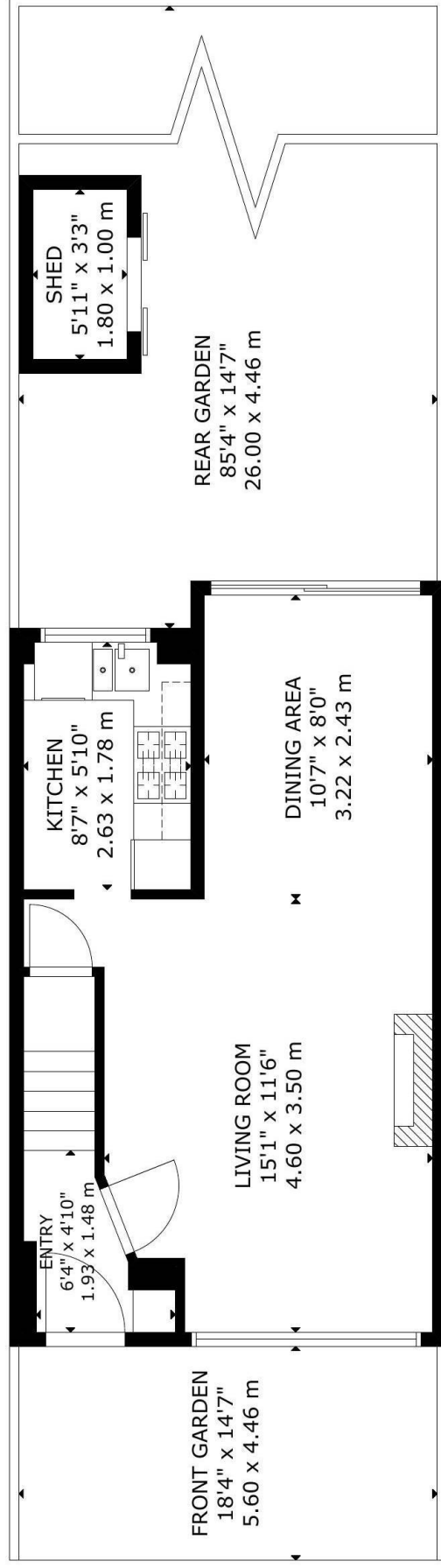
PARKING

Block paved off street parking to front.





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 145 m²/1,559 sq ft
GROUND FLOOR: 112 m²/1,204 sq ft, FIRST FLOOR: 33 m²/355 sq ft
EXCLUDED AREAS: FRONT GARDEN: 25 m²/269 sq ft, REAR GARDEN: 112 m²/1,204 sq ft, SHED: 2 m²/19 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

