

Rosedale Avenue

Hayes • Middlesex • UB3 2RG
Offers In Excess Of: £400,000



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est 1986

Rosedale Avenue

Hayes • Middlesex • UB3 2RG

A two-bedroom terraced house that offers the potential to extend, subject to the usual planning consents. Situated on a popular residential road in Hayes, close to a variety of amenities and transport links. The ground floor of the property comprises an 13ft living room which leads you to the 14ft kitchen/diner. To the first floor there is a 11ft master bedroom with fitted wardrobes and a 9ft second bedroom. Outside there is a front garden and south east facing private rear garden.

Two bedroom house

Terraced

Well maintained throughout

13ft living room

14ft kitchen/diner

10ft master bedroom

9ft second bedroom

South east facing rear garden

Close to local amenities

Great transport links

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Directions

From our office on Hillingdon Hill, proceed left along the Uxbridge Road towards Hayes for approximately a mile and a half. Just after Hayes police station turn right onto Angel Lane at the end of the take the first exit off the mini roundabout onto Wood End Green Road then Rosedale Avenue is the second turning on your right.

Situation

Rosedale Avenue is a quiet residential road in Hayes which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing effortless access to Uxbridge Town Centre. With its variety of shops and restaurants. Also Metropolitan/Piccadilly train station, Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.

Description

A well presented and spacious two bedroom terraced house, offering the potential to extend subject to the usual planning consents. The ground floor of the property comprises an 13ft living room which leads you to the 14ft kitchen/diner. To the first floor there is a 11ft master bedroom with fitted wardrobes and a 9ft second bedroom with fitted wardrobes.

Outside

To the front of the property there is a front garden that has been paved for low maintenance. To the rear there is a south east facing private garden which is mainly laid to lawn.



Schools:

Hewens College 0.4 miles
 Rosedale College 0.4 miles
 Wood End Park Academy 0.6 miles



Train:

Hayes & Harlington Station 1.5 miles
 West Drayton Station 2.0 miles
 Hillingdon Station 2.2 miles



Car:

M4, A40, M25, M40



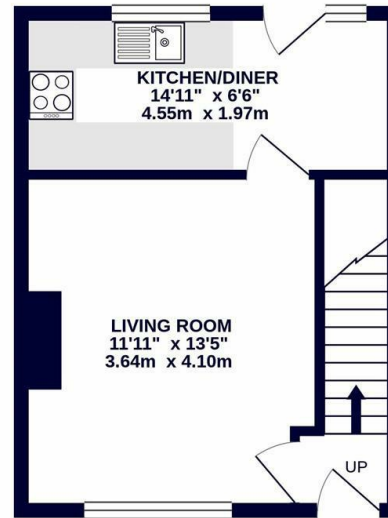
Council Tax Band:

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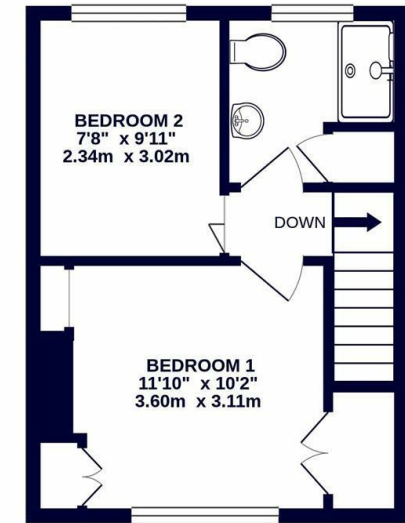
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
 292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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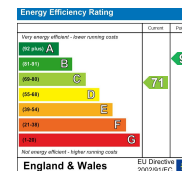
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