



## Laburnum Road UB3 4JZ

**COSY 2 BED HOME / NEAR CROSSRAIL:** This well presented 2 bedroom end terraced house is situated in a very popular residential location perfect for Hayes & Harlington mainline station to Paddington and offers easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

Available 18th August 2024 this clean and tidy property features an entrance porch, lounge area, dining area and fully fitted kitchen to the ground floor and a quality fitted shower room and 2 bedrooms to the first floor.

Other benefits include gas central heating, fitted wardrobes to main bedroom, double glazed windows, paved own drive parking and good size rear garden..

- \* Minimum Tenancy 6 Months
- \* Deposit £1,500
- \* Council Tax Band D

## Accommodation

2 Bed End Terrace House

Popular Location Near  
Crossrail

Available 18th August 2024

Own Drive Parking 2/3  
Cars

Gas Central Heating /  
Double Glazing

Newly Fitted Kitchen +  
Appliances

EPC Rating D

## Ground Floor

**Entrance** - Enclosed porch

**Hall** - Fitted carpet and radiator

**Lounge Area** - 13' 5" x 9' 6" (4.1m x 2.9m) Fitted carpet, 2 seater settee, feature fireplace and a radiator. Double glazed window to front aspect.

**Dining Area** - 12' 5" x 7' 10" (3.8m x 2.4m) Fitted carpet, dining table and 4 chairs, understairs cupboard and a radiator. Double glazed window to side aspect.

**Kitchen** - 11' 9" x 8' 2" (3.6m x 2.5m) Ceramic tiled flooring and custom vertical radiator. Fitted wall and base units with worktops to include a single drainer sink unit, electric ceramic hob, extractor fan hood, electric oven, space for fridge/freezer, washing machine and part tiled walls and splashbacks. Window to rear aspect and double glazed doors to garden



## First Floor

**Landing** - Fitted carpet. Double glazed window to side aspect.

**Shower-Room** - Vinyl tiled flooring, extractor fan and chrome radiator. Three-piece shower-room suite to include a fully tiled shower cubicle, hand basin on storage unit, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

**Bedroom 1** - 10' 5" x 10' 5" (3.2m x 3.2m) (maximum sizes) Fitted carpet, fitted wardrobes with sliding doors, built in cupboard and a radiator. Double glazed window to front aspect.

**Bedroom 2** - 8' 2" x 6' 6" (2.5m x 2m) Fitted carpet and radiator. Double glazed window to rear aspect.



## Exterior

**Front Garden** - Paved own drive parking for 2/3 cars.

**Rear Garden** - Mainly laid to lawn.

**About Hayes** - Hayes is a town in west London. Historically

in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

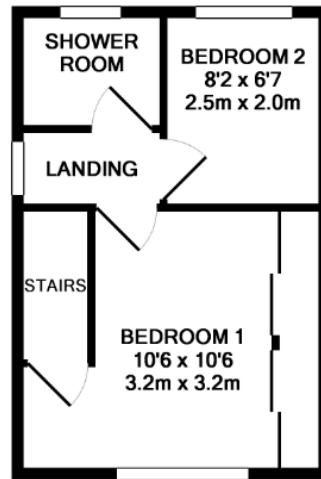
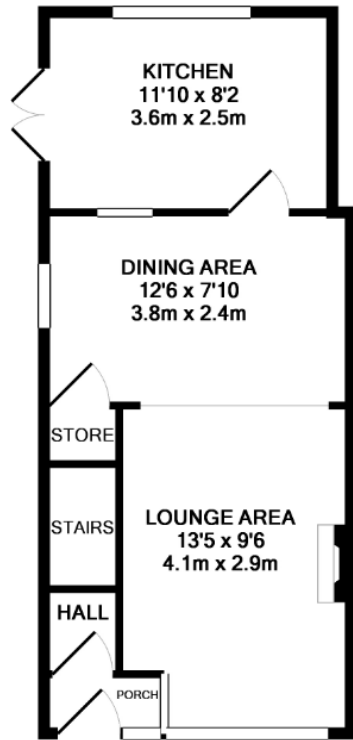
The district adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western Main Line to Paddington.

The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via The Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086.

Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.





1ST FLOOR  
APPROX. FLOOR  
AREA 237 SQ.FT.  
(22.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 602 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018

