



Gade Close UB3 3PY

STUNNING EXTENDED 2/3 BED HOUSE / CONVENIENT FOR CROSSRAIL: Situated close to schools, shops, public transport and Hayes & Harlington mainline station to Paddington (Crossrail due 2020) this 2/3 bedroom end terrace house has been extended to both the side and rear and has been completely refurbished to a very high standard by its current owners.

This immaculate home features an entrance hall, living room, study / bedroom 3, luxury ground floor bathroom, extended kitchen / diner with under floor heating, 2 further double bedrooms and an additional W.C.

Other benefits include landscaped front and rear gardens, off street parking via slate paved own driving, gas central heating and double glazed windows.

Not to be missed.

Accommodation

Stunning 2/3 Bedroom House

Extended Kitchen / Diner

Additional W.C.

Luxury Fitted Bathroom

Own Drive Off Street Parking

Landscaped Gardens

Convenient Popular Location

EPC Rating C / Freehold

Ground Floor

Entrance - Inset lighting and wood flooring

Living Room - 13' 5" x 10' 9" (4.1m x 3.3m) Front aspect double glazed window with bespoke fitted wooden blind, radiator with bespoke wooden case, wood flooring, inset lighting, built in storage cupboard and a staircase to first floor

Study / Bedroom 3 - 8' 10" x 7' 6" (2.7m x 2.3m) Front aspect double glazed window with bespoke fitted wooden blind, radiator with bespoke wooden case, wood flooring, inset lighting, built in wall and base level storage cupboards

Bathroom - 7' 6" x 5' 6" (2.3m x 1.7m) Panel enclosed bath with shower over, shower screen, inset wash hand basin, low level W.C., wall mounted mirror with light surround, wall mounted concealed boiler, heated towel rail, part tiled walls and tiled flooring

Kitchen / Diner - 17' 0" x 10' 5" (5.2m x 3.2m) Range of wall and base level units with work tops, built in oven and hob with extractor hood over, integrated fridgefreezer, washing machine and microwave, wine rack, inset lighting, floor to ceiling feature radiator, electric underfloor heating, space for table and chairs and rear aspect double glazed door leading to rear garden



First Floor

Landing - Access to loft

Bedroom 1 - 10' 9" x 8' 6" (3.3m x 2.6m) Front aspect double glazed window with bespoke fitted wooden blind, radiator with bespoke wooden case, wood flooring, inset lighting and fitted wardrobe

Bedroom 2 - 7' 2" x 7' 2" (2.2m x 2.2m) Rear aspect double glazed window, radiator and fitted carpet

Additional W.C. - Low level W.C., wall mounted wash hand basin with mixer tap, inset lighting and rear aspect frosted double glazed window

Exterior

Outside - Landscaped front and rear gardens with external

tap, power point, rear gated pedestrian access and off street parking via own driveway

Tenure - Freehold

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 Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2020. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

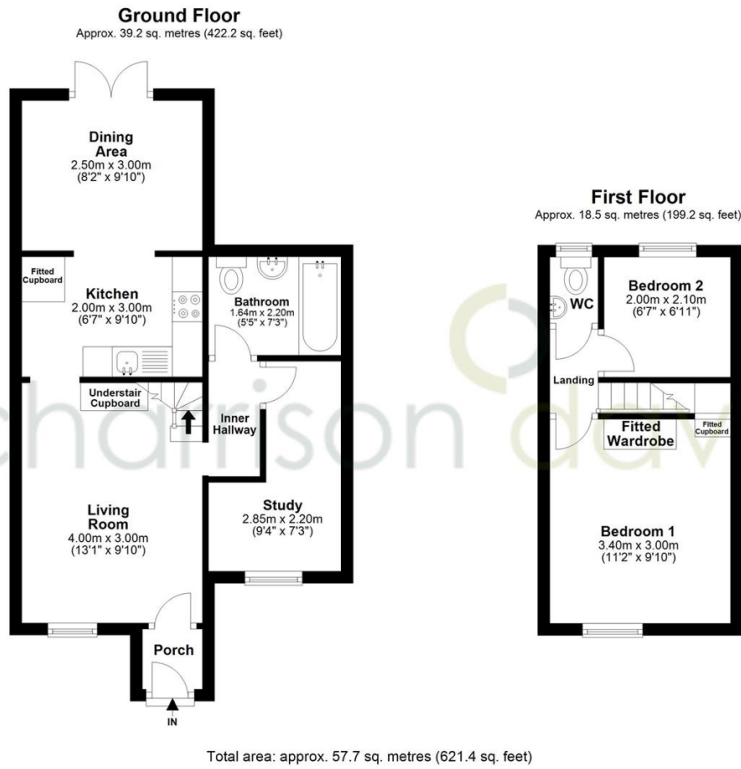
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via The Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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.



Floorplans



Energy Efficiency and Environmental Impact

