

3 Bed Terraced House

£450,000



## Kingsway UB3 2TZ

**3 BEDROOM TERRACED HOUSE / INVESTMENT ONLY:** An extremely spacious 3 bedroom terraced house near bus routes, Stockley Business Park and golf course and Hillingdon Hospital. The Stockley By-Pass is also nearby giving easy access to the M4/M25 motorway network and London Heathrow Airport.

This property offers spacious accommodation to include an entrance hall, 2 reception rooms and a modern kitchen to the ground floor and 3 good size bedrooms and modern bathroom to the first floor..

Available as an investment opportunity with potential this property also benefits from gas central heating, double glazed windows, paved off street parking for 2/3 vehicles and private large rear garden.

Not to be missed.

## Accommodation

3 Bedrooms Terraced House

Investment Opportunity

Well Presented

2 Reception Rooms

Modern Kitchen

Double Glazing / Gas Central Heating

Off Street Parking

EPC Rating D / Freehold

## Ground Floor

**Entrance Hall** - Laminate flooring.

**Reception Room** - 17' 2" x 10' 8" (5.25m x 3.27m) Laminate flooring, radiator and double glazed windows.

**Dining Room** - 12' 8" x 11' 8" (3.88m x 3.58m) Laminate flooring, radiator and double glazed window.

**Kitchen** - 15' 7" x 5' 5" (4.76m x 1.67m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window and door to aspect.



## First Floor

**First Floor Landing** - Fitted carpet.

**Bedroom 1** - 12' 7" x 9' 6" (3.84m x 2.9m) Radiator, laminate flooring and double glazed window.

**Bedroom 2** - 11' 2" x 10' 8" (3.42m x 3.27m) Radiator, laminate flooring and double glazed window.

**Bedroom 3** - 9' 3" x 7' 7" (2.82m x 2.34m) Radiator, laminate flooring and double glazed window.

**Bathroom** - Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Outside Rear** - Laid to lawn with patio area.

**Outside Front** - Ample parking.

**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.

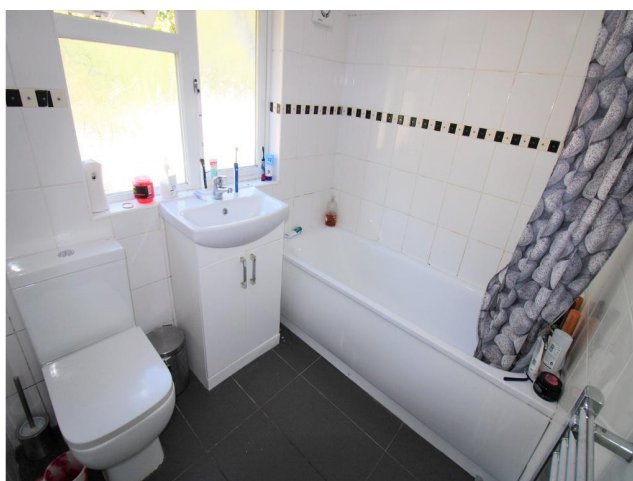
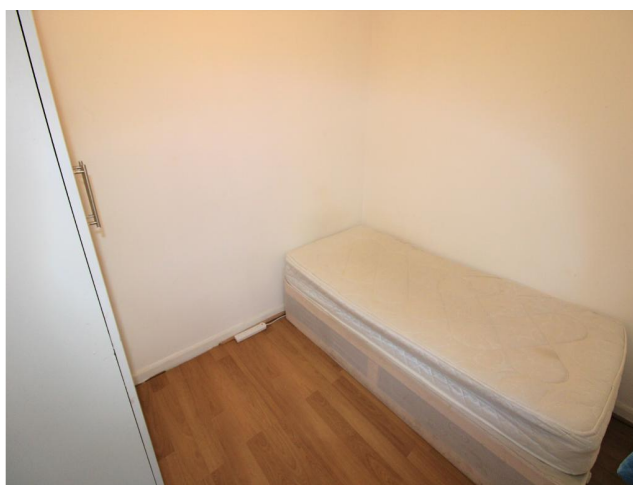
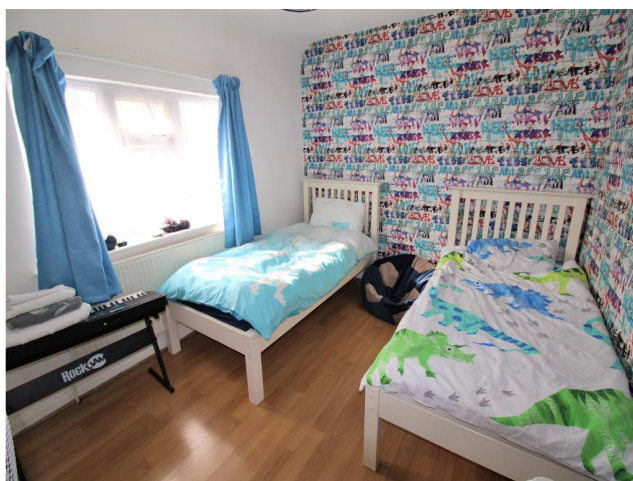
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2023. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

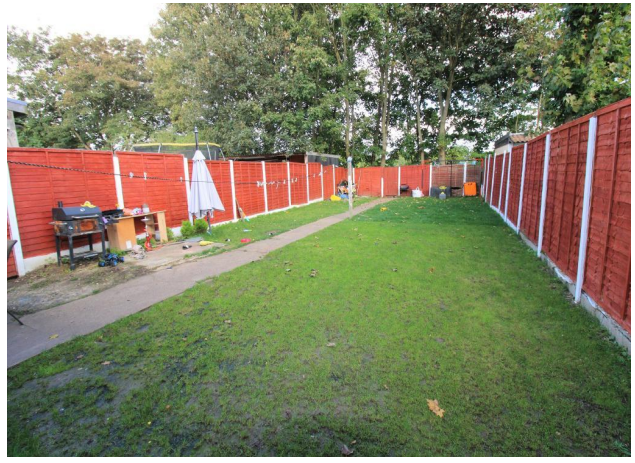
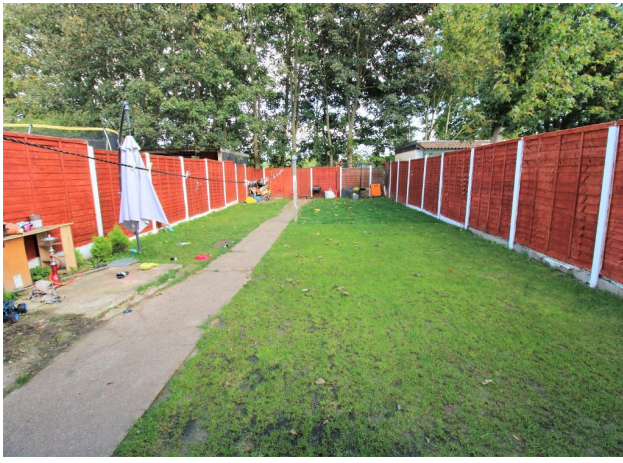
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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

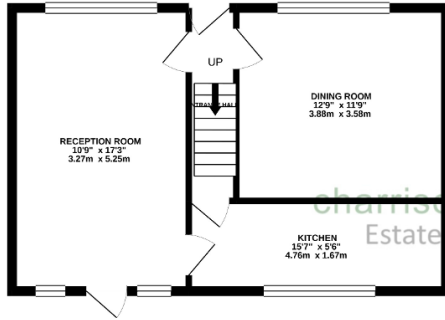
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve,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

**Council Tax - D.**

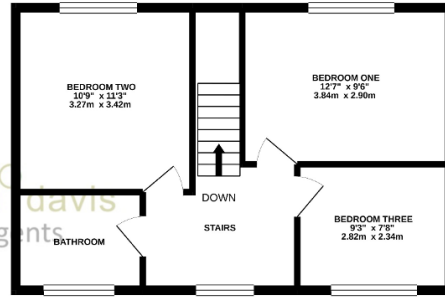




GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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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