



Dawley Road UB3 1LU

SPACIOUS 3 BEDROOM HOME / NEAR CROSSRAIL: This well presented 3 bedroom semi detached house is situated perfectly for Hayes & Harlington mainline station to Paddington (Crossrail due 2023) and offers easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

This property features deceptively spacious accommodation to include large reception room, dining room, fitted kitchen, modern fitted bathroom, 3 good size bedrooms and loft room.

This property also benefits from gas central heating, double glazed windows and garage at the rear.

Ideal for the first time or investment buyer.

Accommodation

3 Bed Character Family Home

Convenient Popular Location

Well Presented

2 Reception Rooms

Double Glazing / Gas Central Heating

No Upper Chain

Garage

EPC Rating D / Freehold

Ground Floor

Entrance - Part glazed front door

Hall - Wood laminate flooring and radiator.

Lounge Area - 13' 8" x 11' 5" (4.2m x 3.5m) (into bay window)
Wood laminate flooring, feature fireplace and a radiator.
Double glazed bay type window to front aspect.

Dining Area - 15' 1" x 12' 1" (4.6m x 3.7m) (at widest point under stairs)
Wood laminate flooring and radiator. Double glazed window to rear aspect.

Kitchen - 12' 9" x 9' 6" (3.9m x 2.9m) Ceramic tiled flooring.
Fitted wall and base units with worktops to include a single drainer sink unit, space for range cooker, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed windows to rear and side aspects. Part double glazed door to garden



First Floor

Landing - Fitted carpet and loft hatch with pull down wooden ladder.

Bathroom - Ceramic tiled flooring and chrome towel radiator. Three-piece bathroom suite to include a panel enclosed bath with shower screen and integrated shower, hand basin on storage unit, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

Bedroom 1 - 15' 1" x 11' 9" (4.6m x 3.6m) Fitted carpet and radiator. Two double glazed windows to front aspect.

Bedroom 2 - 12' 1" x 9' 2" (3.7m x 2.8m) Fitted carpet and radiator. Double glazed window to rear aspect.

Bedroom 3 - 9' 6" x 6' 2" (2.9m x 1.9m) (plus access area)
Fitted carpet and radiator. Double glazed window to rear aspect.



Second Floor

Adapted Loft Room - Boarded loft space with skylight double glazed window.

Exterior

Outside Front - Hardstanding own drive parking

Rear Garden - Mainly laid to lawn with

Tenure - Freehold

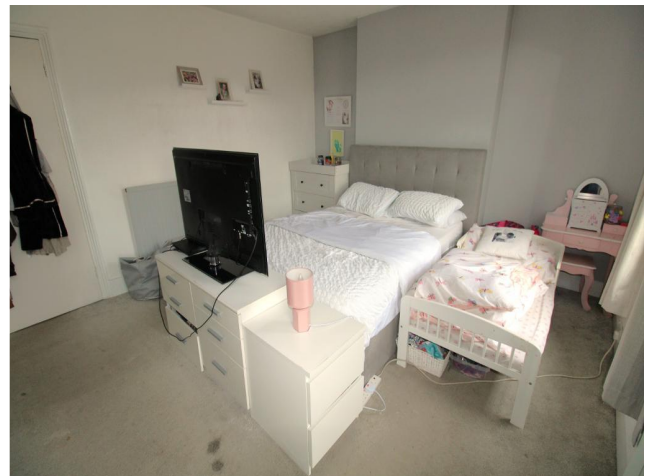
About Hayes - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf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

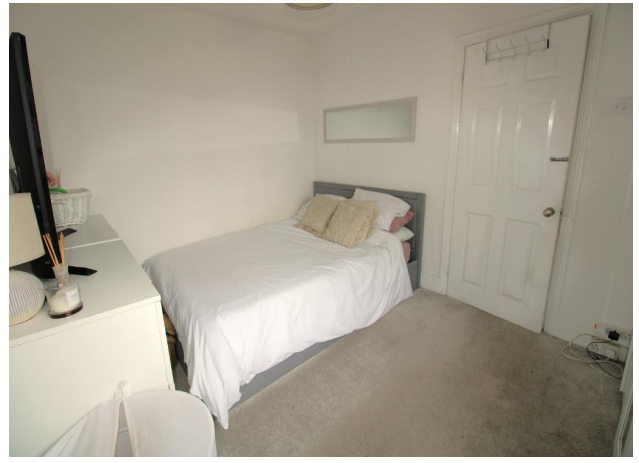
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2020. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

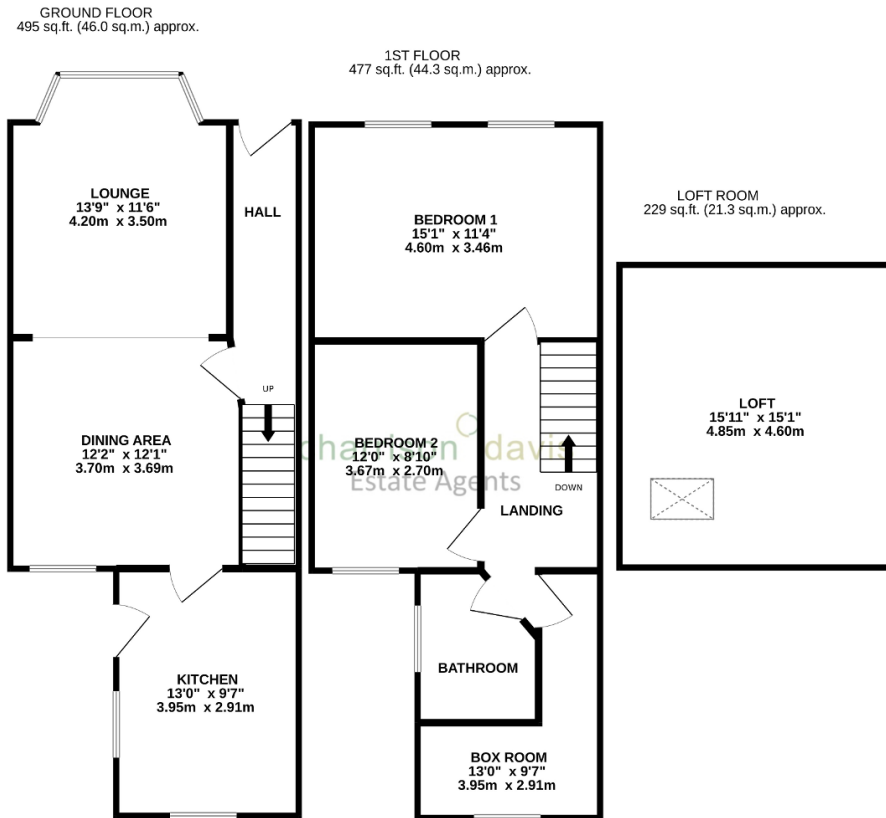
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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.







TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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