



Weymouth Road UB4 8NH

*** WE'RE ALL GOING ON A STAMP DUTY HOLIDAY!! ***

SOLD BY CHARRISON DAVIS / SIMILAR PROPERTY REQUIRED:

A deceptively spacious 6/7 bedroom semi detached house situated in a popular residential location within walking distance of shopping facilities and bus routes to Uxbridge, Hayes Town centre and Hayes mainline station to Paddington (Crossrail due 2020).

This larger than average property features a good size lounge, dining room, work area, conservatory, bedroom, downstairs w.c and large fitted kitchen to the ground floor and 5 bedrooms and family bathroom to the first floor then 1 bedroom and bathroom to the second floor.

The property also benefits from gas central heating, doubled glazed windows, off street parking in front with outbuilding at the rear.

Accommodation

Extended Nash Built Semi Detached

3 Bathrooms

Conservatory

Parking For 3 Cars

6 / 7 Bedrooms

25ft Kitchen / Diner

Detached Outbuilding

EPC Rating D / Freehold

Ground Floor

Entrance Porch - Tiled flooring.

Entrance Hall - Laminate flooring.

Through Lounge - 23' 4" x 11' 6" (7.13m x 3.53m) Laminate flooring. Radiators and double glazed window.

Bedroom 7 - 16' 6" x 7' 3" (5.05m x 2.23m) Laminate flooring, radiator and double glazed window.

Kitchen / Diner - 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, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window to aspect.

Downstairs W.C - Tiled flooring. Low level W.C and wall mounted hand basin with storage under. Tiled walls.

Conservatory - 15' 7" x 8' 6" (4.76m x 2.61m)

Work Area - 11' 7" x 7' 4" (3.55m x 2.25m)



First Floor

Bedroom 1 - 13' 1" x 10' 4" (4m x 3.16m) Laminate flooring, Radiator and double glazed window.

Bedroom 2 - 11' 0" x 10' 4" (3.36m x 3.16m) Laminate flooring, Radiator and double glazed window.

Bedroom 3 - 9' 10" x 6' 7" (3m x 2.03m) Laminate flooring, Radiator and double glazed window.

Bathroom - Tiled 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.

Bedroom 4 - 9' 11" x 6' 5" (3.03m x 1.96m) Laminate flooring, Radiator and double glazed window.

Bedroom 5 - 7' 3" x 7' 2" (2.22m x 2.2m) Laminate flooring, Radiator and double glazed window.



Second Floor

Bedroom 6 - 16' 8" x 10' 2" (5.09m x 3.11m) Laminate flooring, Radiator and double glazed window.

Bathroom - Tiled 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.

Exterior

Outside Rear - Laid to lawn with patio area and outbuilding.

Outside Front - Off street parking for 3/4 cars.

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.

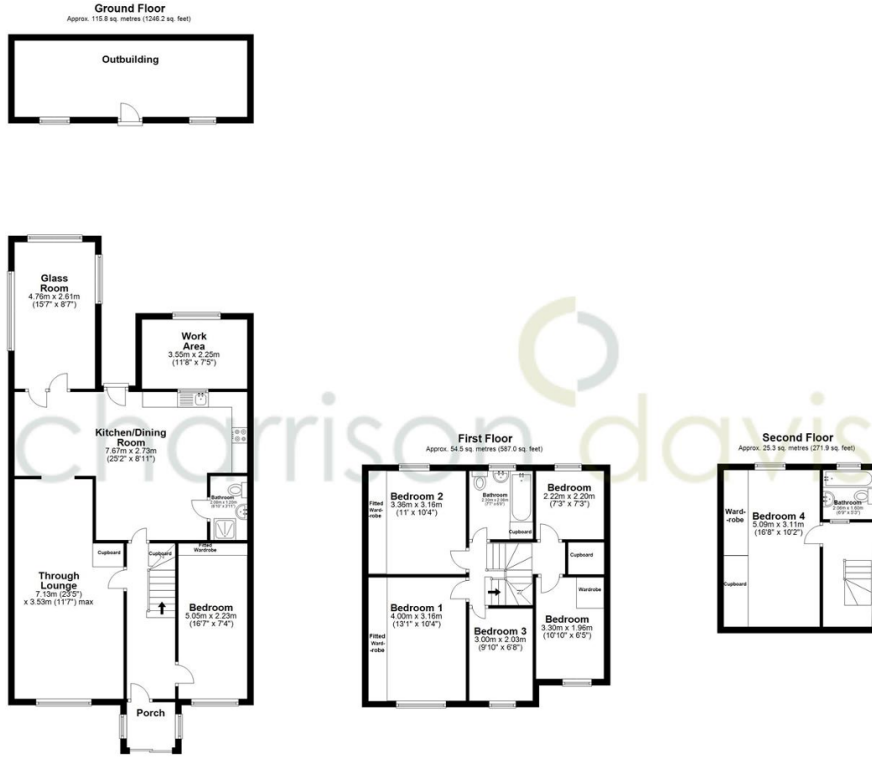
The district adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western Main Line to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2019. The journey time 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

