



## Glamis Crescent UB3 1QA

Situated on a popular residential road in South Hayes close to shops, public transport, well regarded Schools & 0.5 mile from Hayes and Harlington station is this spacious semi det house comprising entrance hall, living room / dining room, fitted kitchen, 3 bedrooms all with fitted wardrobes & family bathroom. Externally there's off street parking to the front, good size rear garden with double garage / workshop...VIEWING IS HIGHLY ADVISED

## Accommodation

a spacious 3 bed semi det house

double glazing & gch

living room / dining room

fitted kitchen

family bathroom

fitted wardrobes

low maintenance rear garden

off street parking

## Ground Floor

**entrance porch** - tiled floor

**hallway** - fitted carpet, radiator, staircase to first floor with storage cupboard under

**living room / dining room** - 24' 5" x 11' 3" (7.46m x 3.45m) front aspect double glazed window, radiator, fitted carpet & double glazed doors leading to rear garden

**reverse view** -

**kitchen** - 11' 7" x 5' 9" (3.55m x 1.77m) range of eye & base level units, one & half bowl sink unit with mixer tap, tiled walls, cooker point, space & plumbing for washing machine, space for fridge freezer, spotlights & rear aspect double glazed window

**first floor landing** - fitted carpet, side aspect frosted double glazed window & access to loft

**bedroom 1** - 13' 4" x 10' 9" (4.07m x 3.28m) rear aspect double glazed window, radiator, fitted carpet & fitted wardrobe

**reverse view** -

**bedroom 2** - 10' 9" x 10' 7" (3.28m x 3.24m) front aspect double glazed window, radiator, fitted carpet & fitted wardrobes

**reverse view** -

**bedroom 3** - 7' 6" x 6' 4" (2.3m x 1.94m) front aspect double glazed window, radiator, fitted carpet & fitted wardrobe

**reverse view** -

**bathroom** - 5' 11" x 5' 5" (1.82m x 1.66m) panel enclosed bath with shower attachment & mixer tap, pedestal wash hand basin, low level wc, tiled walls, vinyl floor tiles, radiator & side aspect frosted double glazed window

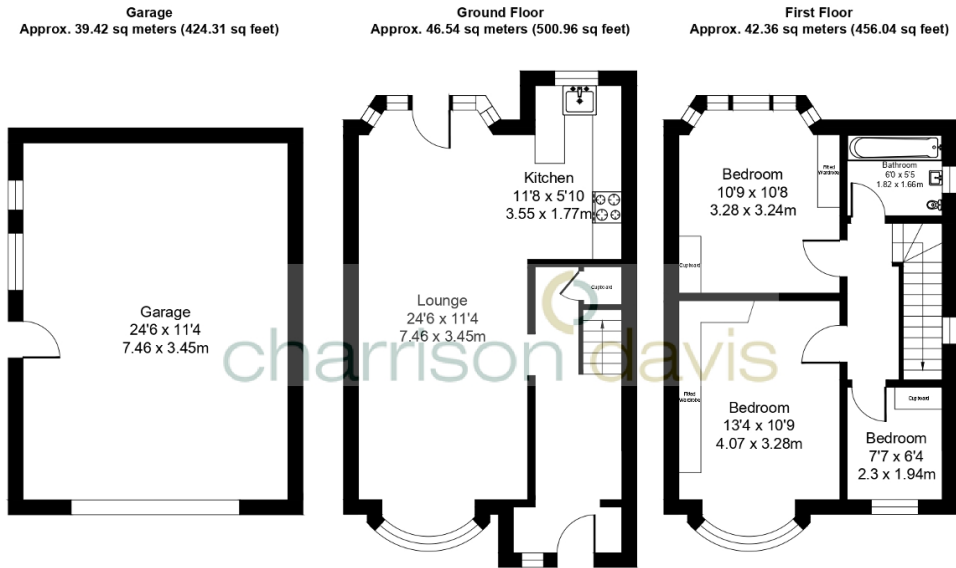
**external** - off street parking to the front, shared driveway, low maintenance rear garden, laid to lawn with patio, external tap & light and side gated pedestrian access



**garage / workshop - 24' 5" x 11' 3" (7.46m x 3.45m) with both power & lighting**



# Floorplans



**Total Area Approx. 128.32 sq meters (1381.32 sq feet)**

# Energy Efficiency and Environmental Impact

