



Moray Avenue UB3 2AX

We are pleased to bring to the market this well presented and spacious semi-detached house located on Moray Avenue.

Offered in excellent condition throughout the accommodation comprises living room, dining room, modern fully fitted kitchen with appliances including washing machine and dishwasher, 3 good size bedrooms & modern family bathroom.

Available immediately. This property also benefits from gas central heating, double glazed windows, low maintenance front and rear garden with a wooden shed.

Viewings Highly Recommended.

Accommodation

Semi-Detached House

3 Bedrooms

**Modern Kitchen and
Bathroom**

Well Maintained Garden

Available Immediately

**Central Gas Heating /
Double Glazing**

Ground Floor

Entrance Hall - Laminate Flooring, storage cupboard and radiator.

Reception Room - 23' 9" x 11' 1" (7.25m x 3.4m) Laminate wooden flooring, radiator and double glazed window to front aspect and double glazed french door to the garden.

Kitchen - 9' 0" x 7' 10" (2.75m x 2.4m) Ceramic tiled flooring, range of eye and base level units, single sink drainer unit with mixer tap and splash back, space and plumbing for fridge freezer and washing machine, electric hob with oven and extractor fan over, side aspect double glazed window and door leading to garden.



First Floor

Bathroom - 5' 10" x 5' 10" (1.8m x 1.8m) Panel enclosed bath with shower over, pedestal wash hand basin, low level wc, tiled walls, radiator, ceramic tiled flooring and rear aspect double glazed window.



Bedroom 1 - 11' 9" x 9' 10" (3.6m x 3m) Laminate wooden flooring, radiator, double glazed window to front aspect.

Bedroom 2 - 11' 1" x 9' 10" (3.4m x 3m) Laminate wooden flooring, radiator, double glazed window to rear aspect.

Bedroom 3 - 7' 10" x 5' 10" (2.4m x 1.8m) Laminate wooden flooring, radiator, storage cupboard and double glazed window to front aspect.

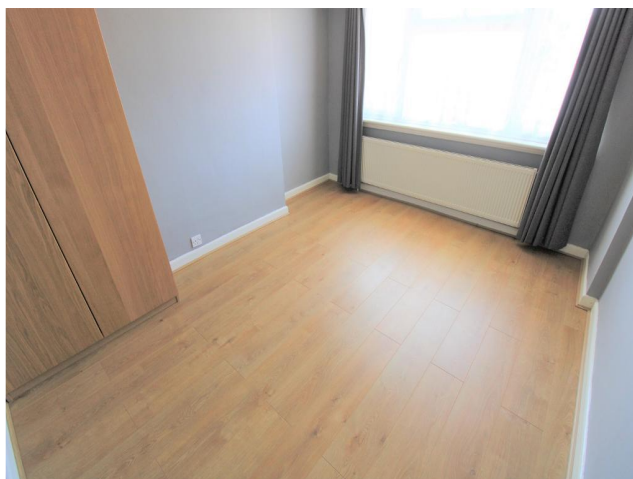


Exterior

Outside - Well kept front garden and back garden with a shed. Garage not included.

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 Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. 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.



