



Carnarvon Drive UB3 1PX

3 BEDROOMS / NOT TO BE MISSED: A real opportunity to acquire a 3 bedroom property with potential to extend.

This family home is located in a sought after location very convenient for bus routes to Uxbridge and Heathrow Airport and is within walking distance to Hayes mainline station to Paddington (Crossrail due 2023) This property looks directly over Pinkwell Park.

This semi detached house features 2 reception rooms and kitchen to the ground floor. The property also benefits from a large rear garden with two brick built shed, off street parking, gas central heating and double glazed windows .

Ideal for those looking for an investment opportunity or a family home and viewings are highly recommended.

Accommodation

3 Bedrooms

Semi Detached House

Well Presented

2 Reception Rooms

Double Glazing / Gas
Central Heating

Private Rear Garden

EPC Rating D / Freehold

Council Tax D

Ground Floor

Entrance Hall -

Reception Room - Fitted carpet, double glazed window and fitted carpet.

Dining Room - Fitted carpet, radiator and double glazed window.

Kitchen - Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler and part tiled walls and splashbacks. Double glazed window and door to aspect.



First Floor

Bedroom 1 - Fitted carpet, radiator and double glazed window.

Bedroom 2 - Fitted carpet, radiator and double glazed window.

Bedroom 3 - Fitted carpet, radiator and double glazed window.

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



Exterior

Tenure - Freehold.

Council Tax - D.

Outside Front - Large front driveway.

Outside Rear - Approx 85ft this private rear garden is laid to lawn with patio area. Two brick built storage cupboard and art studio at the rear.

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



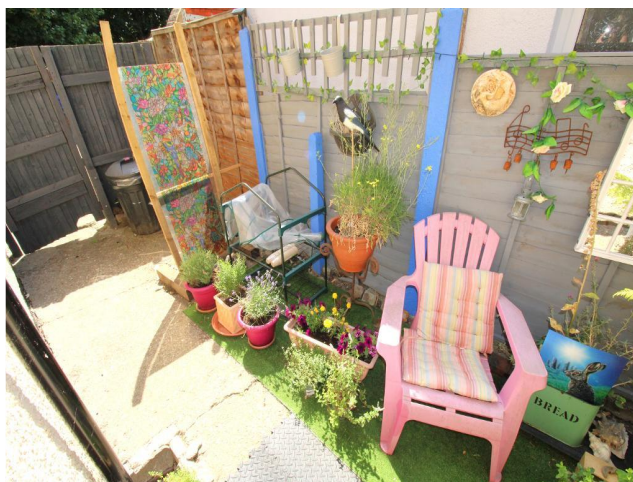
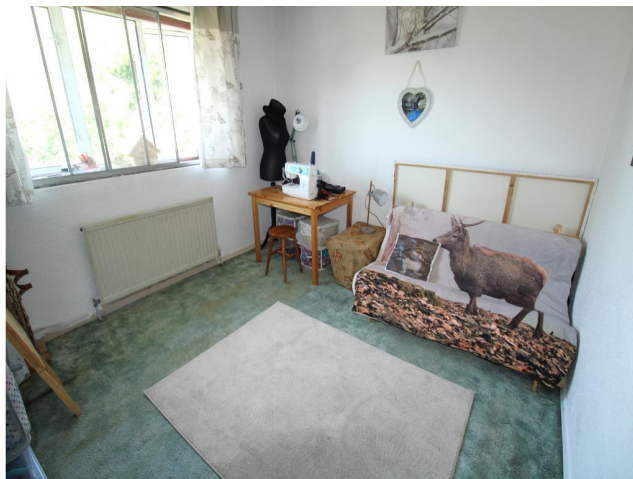
swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

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.

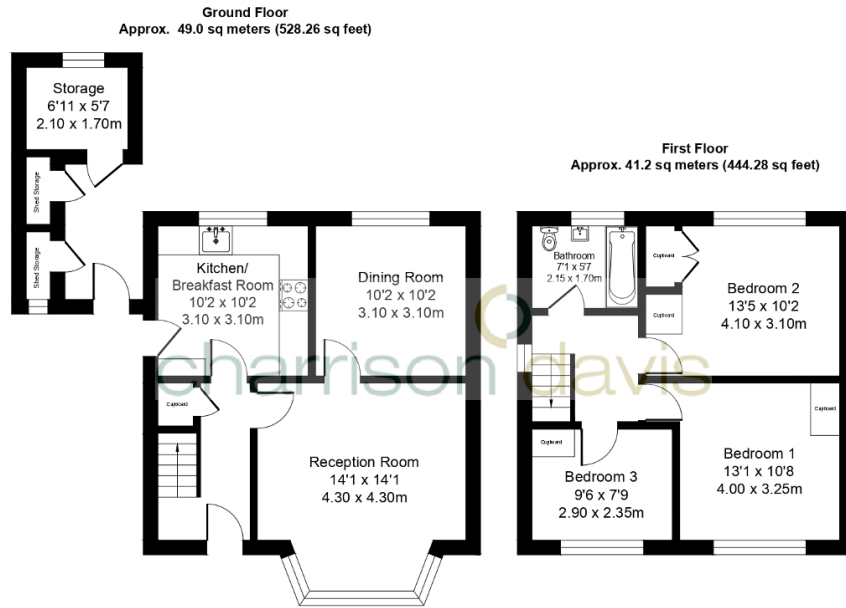
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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.







Total Area Approx. 90.3 sq meters (972.54 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		