

£449,950



Elers Road UB3 1NY

3 BEDROOM FAMILY SEMI DETACHED HOUSE / GREAT

LOCATION: This 3 bedroom semi detached house is also conveniently located in a very popular residential location within walking distance of Hayes mainline station to Paddington (Crossrail due 2022), schools, health centre and bus routes to London Heathrow Airport.

Accommodation

3 Bedrooms

Semi Detached House

2 Reception Rooms

Gas Central Heating /
Double Glazing

Private Rear Garden

No Upper Chain

Garage

EPC Rating TBC / Freehold

Ground Floor

Entrance Hall - Fitted carpet and radiator.

Reception Room 1 - 20' 6" x 9' 10" (6.25m x 3m) Fitted carpet, radiator and double glazed window.

Reception Room 2 - 11' 7" x 10' 5" (3.55m x 3.2m) Fitted carpet, radiator and double glazed window.

Kitchen - 17' 10" x 6' 0" (5.45m x 1.85m) 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 and part tiled walls and splashbacks. Double glazed window to aspect

First Floor

First Floor Landing -

Bedroom 1 - 10' 9" x 9' 0" (3.3m x 2.75m) Fitted carpet, radiator and double glazed window.

Bedroom 2 - 10' 9" x 9' 0" (3.3m x 2.75m) Fitted carpet, radiator and double glazed window.

Bedroom 3 - 8' 0" x 6' 1" (2.45m x 1.87m) Fitted carpet, radiator and double glazed window.

Bathroom - Tiled flooring. 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.

Exterior

Outside - Front and rear garden.

Garage - Manual door.

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.

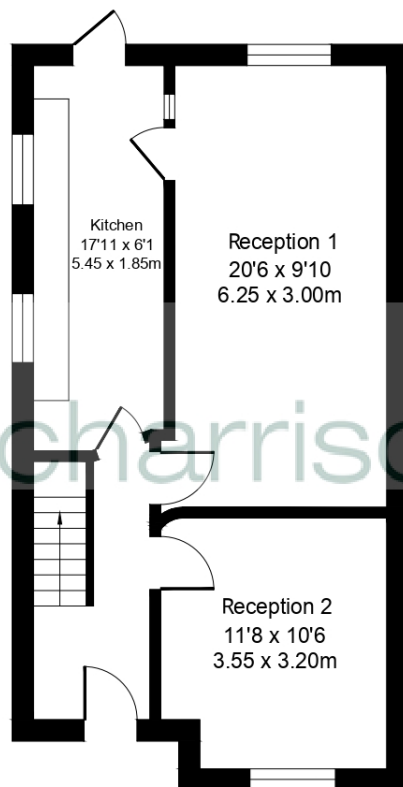
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2020. The journey time to Canary 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.

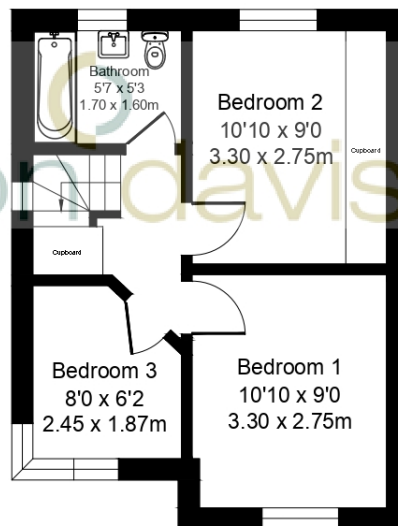
Hayes has a long history. The area appears in the Domesday Book of 1086.

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.

Ground Floor
Approx. 48.1 sq meters (517.74 sq feet)



First Floor
Approx. 32.1 sq meters (345.52 sq feet)



Total Area Approx. 80.2 sq meters (863.26 sq feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		