



Waltham Avenue UB3 1TF

3 BEDROOMS / GREAT LOCATION: This 3 bedroom terraced house is situated in a popular residential location convenient for Hayes & Harlington mainline station to Paddington (Crossrail due 2022), bus routes to London Heathrow Airport and Hayes Town, local health centre and schools. The M4/M25 motorway network is only a short drive away.

This family home features an entrance porch, entrance hall, reception room, kitchen / diner, 3 bedrooms and family bathroom.

Other benefits include double glazing, gas central heating, large rear garden and off street parking.

Accommodation

3 Bedrooms

Mid Terrace

Double Glazing & Gas
Central Heating

Kitchen / Diner

Private Rear Garden

No Upper Chain

Off Street Parking

EPC Rating D / Freehold

Ground Floor

Entrance Porch - Laminate flooring.

Entrance Hall - Fitted carpet.

Reception Room - Fitted carpet, feature fireplace and front aspect double glazed window.

Kitchen / Diner - Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, 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 - Laminate flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.



Exterior

Outside Rear - Low maintenance garden with decking area.

Outside Front - Off street parking.

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

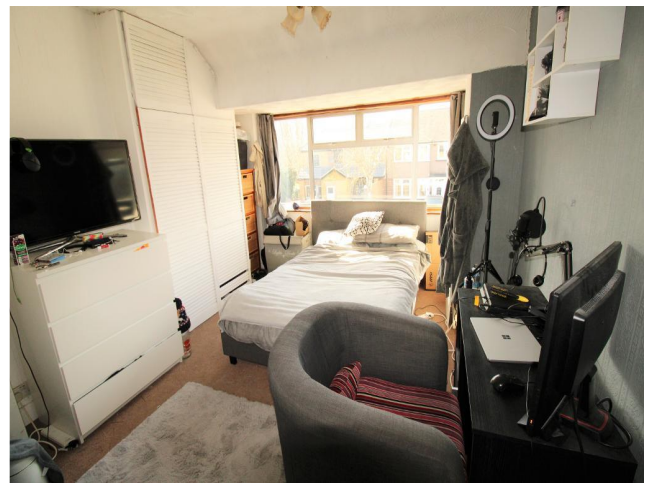


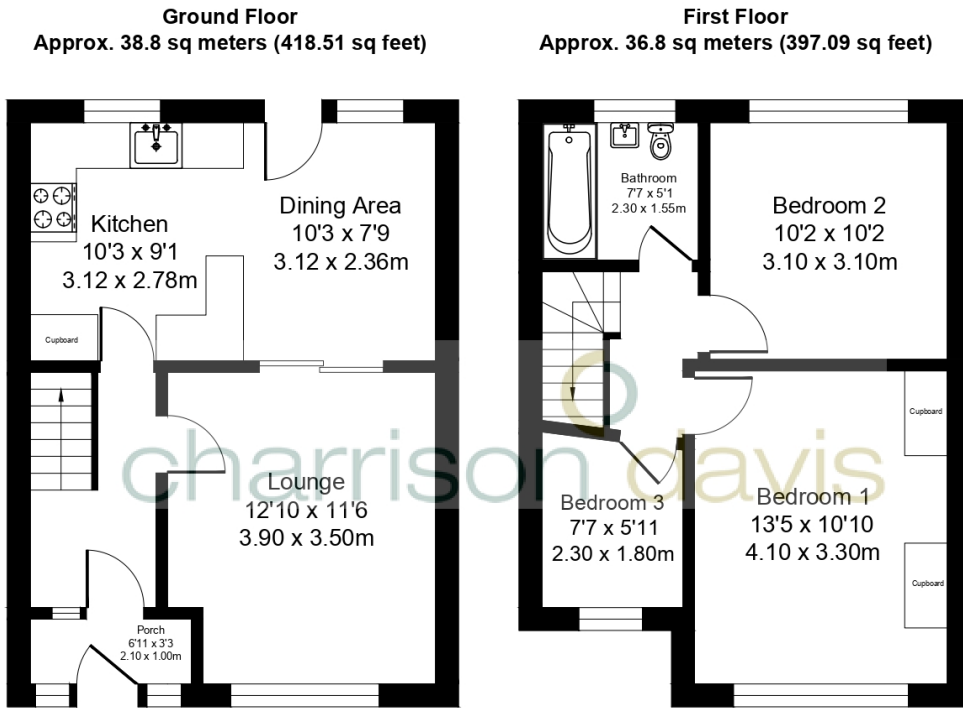
Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations 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.

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. 75.7 sq meters (815.61 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		