

Coronation Road UB3 4JT

SOLD BY CHARRSION DAVIS / SIMILAR PROPERTIES

REQUIRED: This 3 bedroom extended semi detached house is situated perfectly for Hayes & Harlington mainline station to Paddington (Crossrail due 2022) and offers easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

This property features deceptively spacious accommodation to include 2 reception rooms, sun room, fitted kitchen, downstairs shower room, fitted bathroom and 3 bedrooms.

This property also benefits from gas central heating, double glazed windows, garage and off street parking.

Ideal for the first time or investment buyer.

Accommodation

3 Bedrooms

Extended Semi Detached House

Large Lounge

Gas Central Heating /
Double Glazing

Private Rear Garden

Garage

No Upper Chain

EPC Rating D / Freehold

Ground Floor

Entrance Porch - 2' 7" x 5' 6" (0.8m x 1.7m) Fitted carpet and storage cupboard.

Hallway - Fitted carpet, radiator and stairs to first floor.

Reception Room - 10' 9" x 11' 1" (3.3m x 3.4m) Fitted carpet, x2 radiator and front aspect double glazed window.

Reception Room 2 - 9' 10" x 12' 11" (3m x 3.95m) Fitted carpet and radiator.

Shower Room - Fitted carpet and radiator. Three-piece shower suite to include a shower with wall mounted shower attachment, wall mounted hand basin, low level Sani flow W.C. and side aspect double glazed frosted window.

Dining Area - 6' 10" x 10' 2" (2.1m x 3.1m) Laminate flooring, radiator and double glazed French doors leading to garden.

Kitchen - 7' 2" x 10' 2" (2.2m x 3.1m) Vinyl flooring. Fitted wall and base units with worktops to include a one and a half drainer sink unit, electric hob, extractor fan hood, electric oven, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window and door to rear aspect.



First Floor

First Floor Landing - Fitted carpet, radiator, fitted cupboard and side aspect double glazed frosted window.

Bedroom 1 - 9' 10" x 11' 5" (3m x 3.5m) Fitted carpet, radiator, fitted wardrobes and front aspect double glazed window.

Bedroom 2 - 9' 10" x 10' 7" (3m x 3.25m) Fitted carpet, radiator, fitted wardrobes and rear aspect double glazed window.

Bedroom 3 - 5' 10" x 8' 2" (1.8m x 2.5m) Fitted carpet, radiator, fitted wardrobes and front aspect double glazed window.

Bathroom - 5' 2" x 5' 10" (1.6m x 1.8m) Fitted carpet and radiator. Three-piece bathroom suite to include an enclosed bath with shower attachment, wall mounted hand basin, low



level W.C. and rear aspect double glazed frosted window.

Exterior

Outside Rear - Large rear garden stretching to approx 135 ft with patio area and laid to lawn, garage with electricity via shared driveway and outhouse with wall mounted units and electricity.

Outside Front - Off street parking.

Tenure - Freehold.

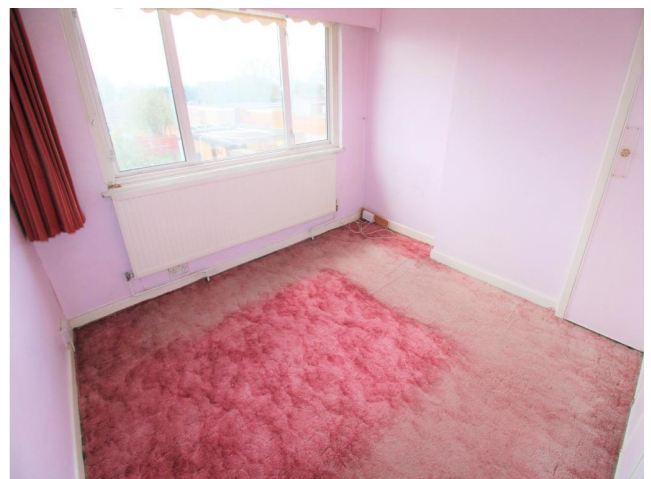
About Hayes - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

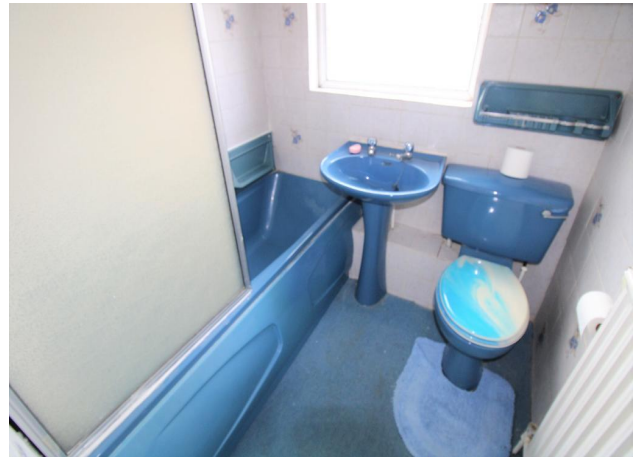
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

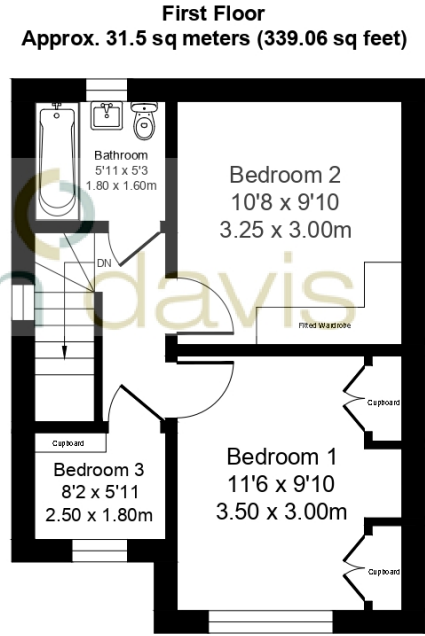
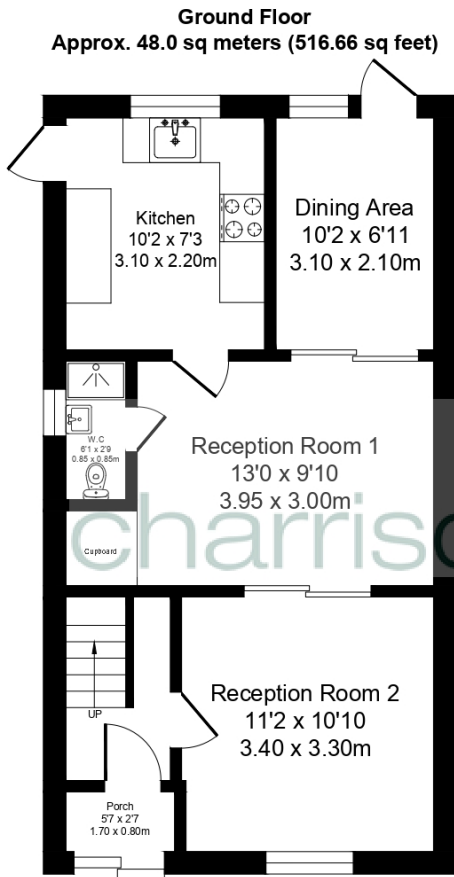
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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. 79.5 sq meters (855.72 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		