



Waltham Avenue UB3 1TE

3 BEDROOMS / GREAT LOCATION: This 3 bedroom end 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 reception room, dining area, fitted kitchen, 3 bedrooms and modern family bathroom.

Other benefits include double glazing, gas central heating, rear garden with views over Pinkwell Park and large shed (with side access for a car for potential conversion to a garage) and off street parking.

Accommodation

3 Bedroom

End Of Terrace House

Well Presented

Gas Central Heating /
Double Glazing

Modern Kitchen

Private Rear Garden

No Upper Chain

Off Street Parking

Ground Floor

Living Room - 17' 4" x 12' 9" (5.3m x 3.9m) Wooden flooring, radiator and double glazed window.

Dining Area - 10' 2" x 9' 10" (3.1m x 3m) Wooden flooring, radiator and rear aspect patio sliding doors.

Kitchen - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit with mixer taps, cooker point, gas hob, extractor fan hood, electric oven, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to side and rear aspect.



First Floor

First Floor Landing - Fitted carpet and access to loft.

Bedroom 1 - 13' 1" x 9' 10" (4m x 3m) Laminate flooring, radiator and double glazed window.

Bedroom 2 - 11' 1" x 10' 2" (3.4m x 3.1m) Laminate flooring, radiator and double glazed window.

Bedroom 3 - 7' 0" x 6' 4" (2.15m x 1.95m) Laminate flooring, radiator and double glazed window.

Bathroom - Tiled flooring and radiator. Modern three-piece bathroom suite to include a panel enclosed bath with electric power shower, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.



Exterior

Outside Rear - Private garden laid to lawn with patio area and large shed at the rear which can be converted to garage, access to vehicle to rear from side of property.

Outside Front - Off street parking with block paving.

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.

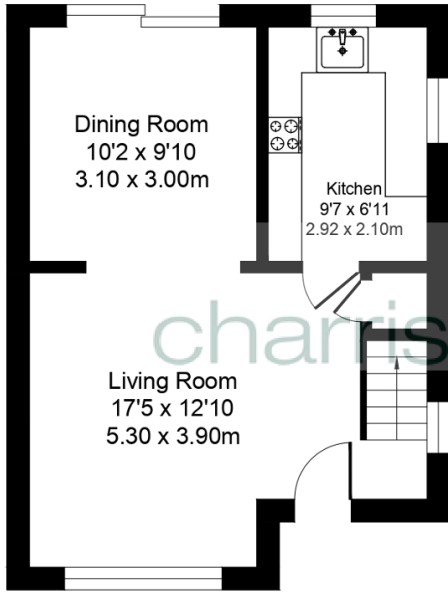
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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

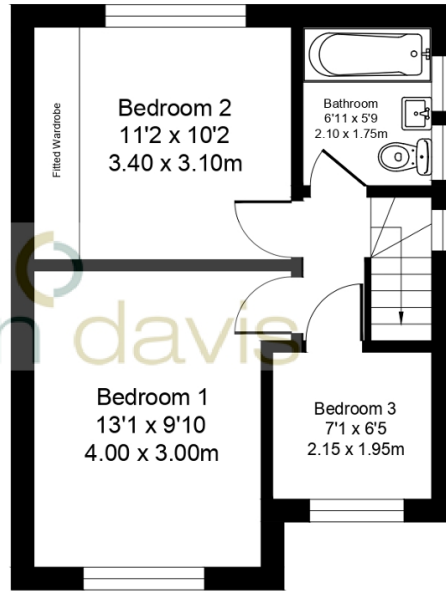
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.



Ground Floor
Approx. 35.5 sq meters (382.24 sq feet)



First Floor
Approx. 35.5 sq meters (382.24 sq feet)



Total Area Approx. 71.02 sq meters (764.50 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		