



## Waltham Avenue UB3 1TA

**3 BEDROOM SEMI DETACHED HOUSE / GREAT LOCATION:** This 3 bedroom semi detached 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 hall, reception room, dining area, fitted kitchen, 3 bedrooms and family bathroom.

Other benefits include double glazing, gas central heating, large rear garden, well maintained front garden and garage.

## Accommodation

3 Bedrooms

Semi Detached House

Large Lounge

Gas Central Heating /  
Double Glazing

Private Rear Garden

Garage

No Upper Chain

EPC Rating D / Freehold

## Ground Floor

**Entrance Hall** - Vinyl flooring, radiator and under stair storage.

**Dining Area** - Fitted carpet, radiator and double glazed bay window.

**Lounge** - Fitted carpet, x 2 radiator, feature fireplace and rear aspect double glazed and door leading to garden.

**Kitchen** - Tiled flooring. Fitted wall and base units with worktops to include a one and a half bowl drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to rear aspect and door leading to garden.



## First Floor

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

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

**Bedroom 3** - Fitted carpet and double glazed window.

**Bathroom** - Vinyl flooring and radiator. Three-piece shower suite to include a shower cubicle, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed windows.



## Exterior

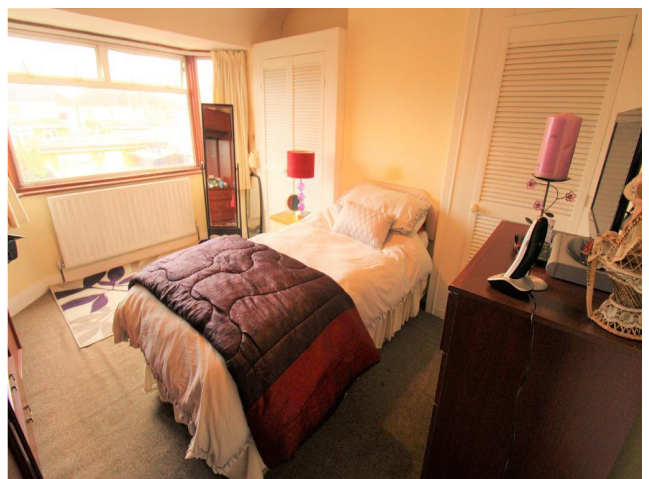
**Outside Front** - Laid to lawn with pathway and well stocked borders.

**Outside Rear** - Patio area and laid to lawn. Timber shed.

**Garage** - Shared driveway.

**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



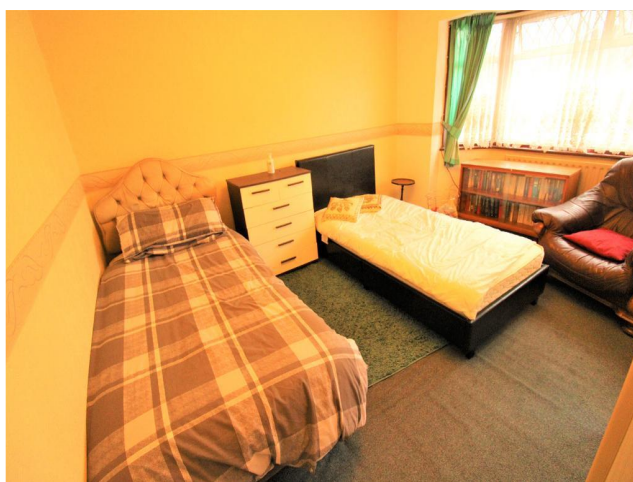
and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

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.

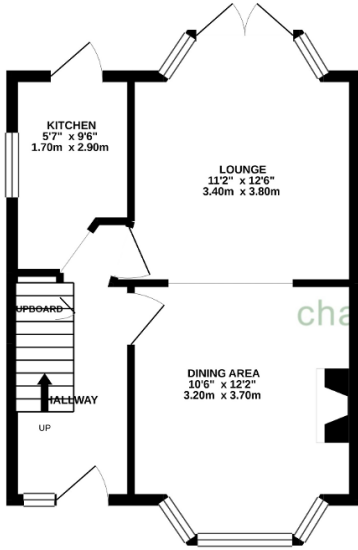
Hayes has a long history. The area appears in the Domesday Book of 1086.

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.

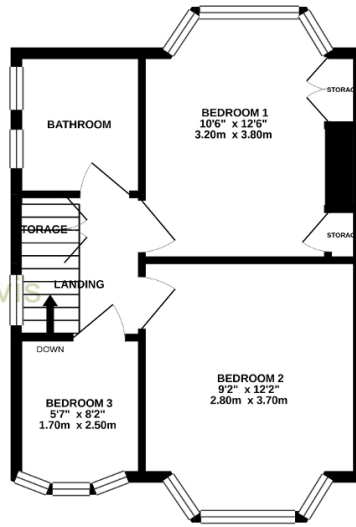




GROUND FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		