



## Waltham Avenue UB3 1TE

**3 BEDROOM SEMI / 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, the local health centre and a variety of schools. The M4/M25 motorway network is only a short drive away.

Available with no upper chain and in need of some updating, this property offers tremendous potential and would make an ideal family home and features an entrance porch, hall, through lounge, kitchen, 3 bedrooms and family bathroom.

Other benefits include double glazed windows, gas central heating, large rear garden and block paved off street parking.

## Accommodation

3 Bedroom Semi-Detached House

Excellent Potential

Double Glazing & Gas Central Heating

Off Street Parking

No Upper Chain

Private Rear Garden

EPC Rating D

## Ground Floor

**Entrance Porch** - 4' 7" x 6' 8" (1.4m x 2.05m) Tiled Flooring with Double Glazed windows all round.

**Reception Room** - 22' 11" x 16' 4" (7m x 5m) Laminate flooring, 3x radiator, under stair storage cupboard, double glazed french doors leading to garden.

**Kitchen** - 9' 6" x 6' 2" (2.9m x 1.9m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob and oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window and double glazed door leading to garden.



## First Floor

**Bedroom 1** - 13' 1" x 9' 10" (4m x 3m) Fitted carpet, radiator and double glazed front aspect window.

**Bedroom 2** - 10' 5" x 9' 10" (3.2m x 3m) Fitted carpet, radiator and double glazed rear aspect window.

**Bedroom 3** - 7' 6" x 5' 10" (2.3m x 1.8m) Fitted carpet, radiator and double glazed front aspect window.

**Shower Room** - 5' 10" x 5' 8" (1.8m x 1.75m) Tiled flooring and walls. Three-piece shower suite to include a shower cubicle, wall mounted hand basin, low level W.C. and an extractor fan. Double glazed frosted window to rear.



## Exterior

**Outside Front** - Block paved off street parking for 2/3 cars.

**Outside Rear** - Laid to lawn with large patio area.

**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.

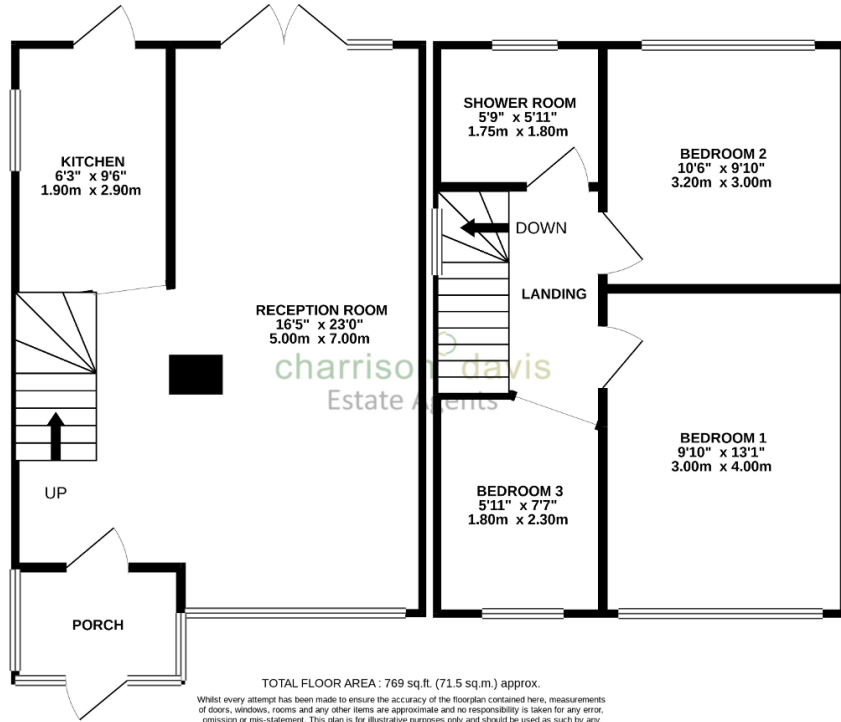
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve,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



# Floorplans

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



## 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		