



## Warwick Crescent UB4 8RE

**2 BEDROOM / END OF TERRACE HOUSE:** A 2 bedroom end of terrace house situated in a popular residential location within walking distance of shopping facilities and bus routes to Uxbridge, Hayes Town centre and Hayes mainline station to Paddington (Crossrail due 2022).

This property features a through lounge, dining area, fitted kitchen to the ground floor and 2 bedrooms and a shower room to the first floor.

The property also benefits from gas central heating, doubled glazed windows and off street parking in front.

## Accommodation

2 Bedroom

End Of Terrace House

Well Presented

Gas Central Heating /  
Double Glazing

Modern Kitchen

Private Rear Garden

Off Street Parking

EPC Rating D / Freehold

## Ground Floor

**Entrance Hall** - Laminate flooring and radiator.

**Through Lounge** - 25' 5" x 10' 11" (7.75m x 3.35m) Laminate flooring, feature fireplace, x 2 radiator and front and rear aspect double glazed window.

**Kitchen** - 11' 5" x 6' 2" (3.5m x 1.9m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect.



## First Floor

**First Floor Landing** - Fitted carpet.

**Bedroom 1** - 13' 1" x 10' 9" (4m x 3.3m) Fitted carpet, fitted wardrobes, radiator and front aspect double glazed window.



**Bedroom 2** - 9' 10" x 8' 2" (3m x 2.5m) Laminate flooring, radiator and rear aspect double glazed window.



**Shower Room** - 6' 6" x 5' 6" (2m x 1.7m) Tiled flooring and heated towel rail. Three-piece shower suite to include a shower cubicle, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

## Exterior

**Outside Front** - Off street parking for 2 cars.

**Outside Rear** - Patio area and large storage shed.

**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.

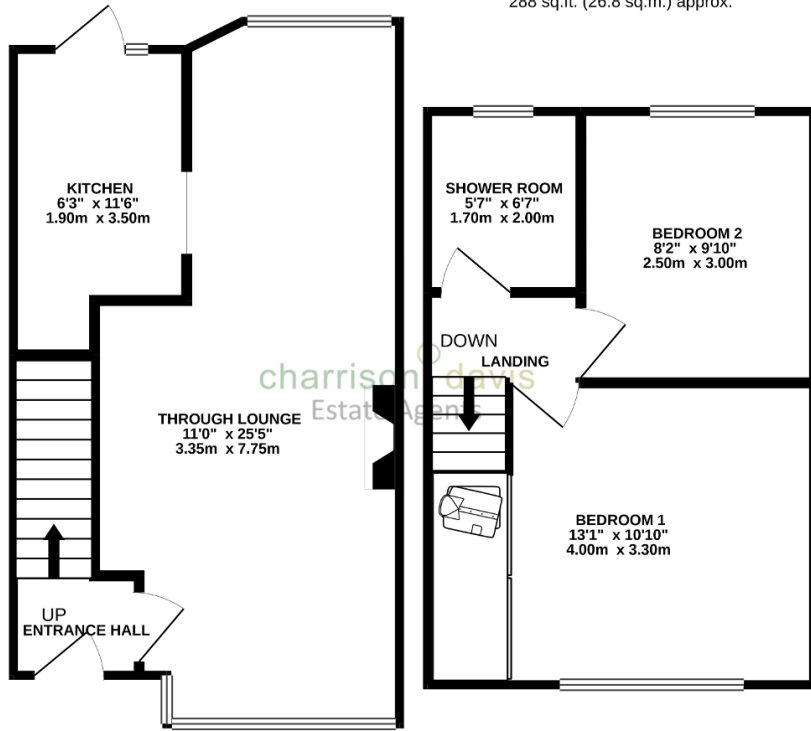
Hayes has a long history. The area appears in the Domesday Book of 1086.

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  
332 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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		
69-80	C		80   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		