



## Coronation Road UB3 4JU

**3 BEDROOM FAMILY HOME / GREAT LOCATION:** This 3 bedroom end of terrace house is situated perfectly for Hayes and Harlington mainline station to Paddington (Crossrail due 2022) and local bus routes and also offers easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

This property features accommodation to include an entrance hall, good size lounge, modern fitted kitchen, fitted bathroom and 3 bedrooms.

Well cared for by the current owners this family home also benefits from gas central heating, double glazed windows, garage accessed via rear service road and off street parking.

Competitively priced and ideal for the first time, family or investment buyer.

## Accommodation

3 Bedrooms

End Of Terrace House

Well Presented

Gas Central Heating /  
Double Glazing

Modern Fitted Kitchen

Private Rear Garden

Garage

EPC Rating E / Freehold

## Ground Floor

**Entrance Hall** - Radiator, wooden flooring and stairs to first floor.

**Lounge** - 12' 1" x 13' 8" (3.7m x 4.2m) Wooden flooring, radiator, gas fireplace and front aspect double glazed window.

**Kitchen** - 15' 1" x 4' 11" (4.6m x 1.5m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, remote extractor fan hood, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window and door to rear aspect.



## First Floor

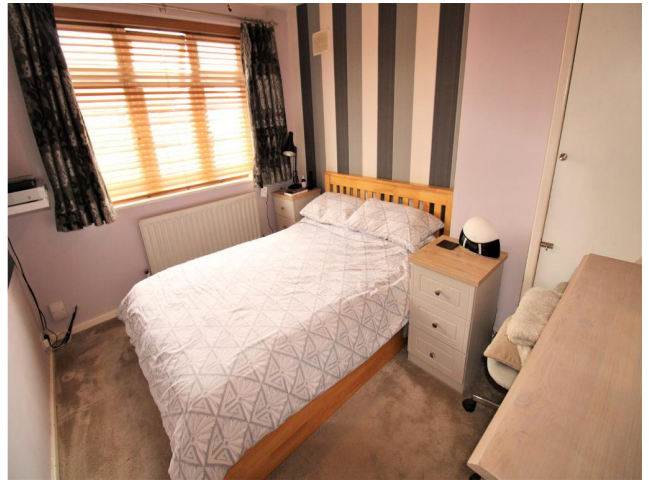
**First Floor Landing** - Fitted carpet and storage cupboard.

**Bedroom 1** - 8' 10" x 10' 9" (2.7m x 3.3m) Fitted carpet, radiator and front aspect double glazed window.

**Bedroom 2** - 8' 2" x 8' 10" (2.5m x 2.7m) Fitted carpet, radiator and rear aspect double glazed window.

**Bedroom 3** - 6' 2" x 7' 6" (1.9m x 2.3m) Radiator and front aspect double glazed window.

**Bathroom** - Vinyl flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Outside Front** - Off street parking

**Outside Rear** - Laid to lawn with patio area, raised decking area and brick built garage at the rear with electricity.

**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



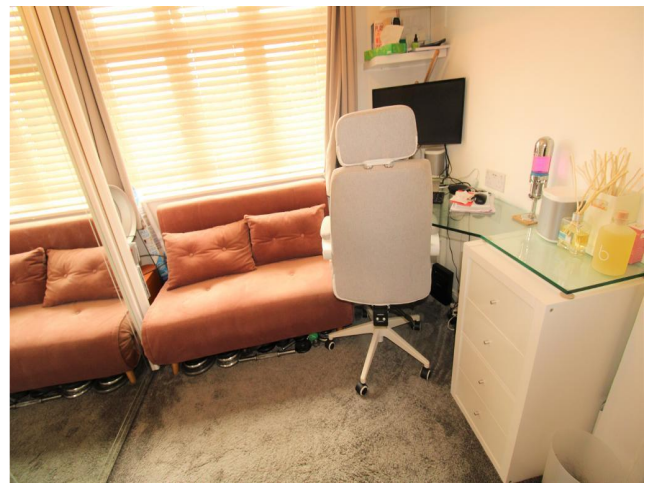
and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

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 2020. 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.

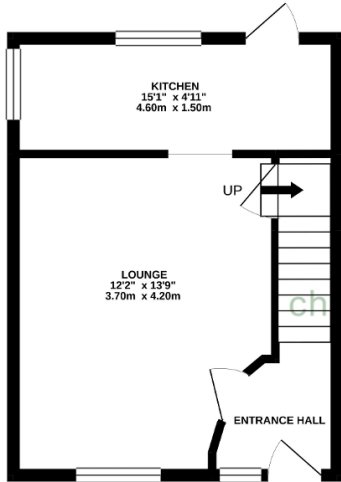
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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

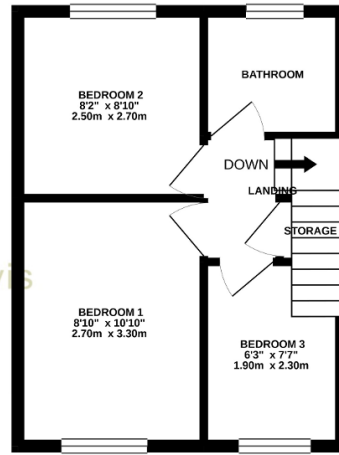
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve,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



GROUND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA - 604 sq.ft. (56.1 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		83   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		