



Clement Gardens UB3 4AP

NO UPPER CHAIN!

Larger than expected 3 bedroom extended end of terraced house with so much potential.

Located within walking distance of Hayes Town (hayes & harlington station- cross rail anticipated 2022/23)

ASDA superstore, a choice of local schools and main bus route links for Uxbridge, Southall & Heathrow.

The property will require some cosmetic attention but is the perfect opportunity to create your own spacious family home + further extension potential to the rear and into the loft stpp.

The property has gas central heating and double glazed windows, off street parking for 2 cars, 100' garden + a double width brick built garden annexe.

The accommodation consists entrance hall, lounge, family room, downstairs toilet, kitchen/diner, upstairs has 3 good sized bedrooms and a bathroom.

Your earliest viewing is strongly recommended.

Accommodation

extended end terrace house

3 good size bedrooms

2 reception rooms

kitchen / diner

Conservatory

ground floor wc

double glazing / gch

large rear garden

Ground Floor

Entrance Hall - Double radiator, stairs to landing with storage cupboard, fitted carpets.

Lounge - 13' 7" x 11' 5" (4.15m x 3.5m) Double glazed windows to front, double radiator, fitted carpet.

Family Room - 17' 4" x 12' 5" (5.3m x 3.8m) Double radiator, fitted carpet.

Reverse View -

Reverse View -

Reverse View -

Reverse View -

Downstairs Toilet - Low level wc, hand wash basin, radiator.

Extended Kitchen/Diner - 17' 4" x 10' 11" (5.3m x 3.35m) Fitted wall & base units, stainless steel sink with mixer tap & tiled surround, gas cooker point, plumbed for washing machine, radiator, windows to rear, fitted carpet with vinyl kitchen floor, double glazed sliding doors to:-

Reverse View -

Reverse View -

Reverse View -

Conservatory - 17' 0" x 9' 6" (5.2m x 2.9m) wooden framed.

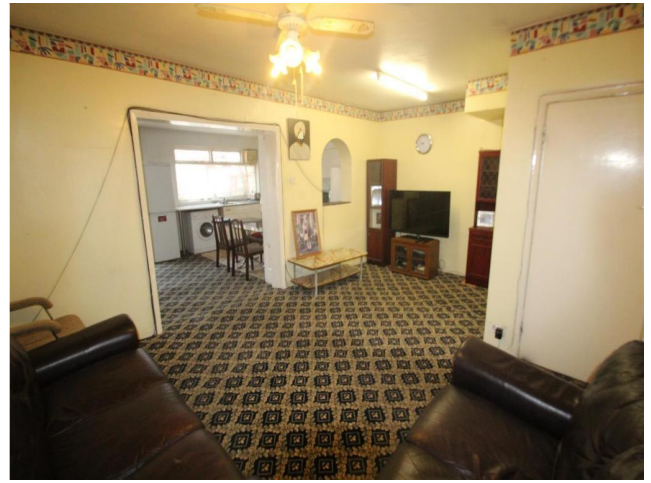
1st Floor/Landing - Access to loft, fitted carpets through to all bedrooms.

Bedroom 1 - 15' 1" x 10' 9" (4.6m x 3.3m) Double glazed windows to front, radiator.

Bedroom 2 - 11' 5" x 10' 9" (3.5m x 3.3m) Double glazed windows to rear, radiator, airing cupboard housing hot water cylinder.

Reverse View -

Bedroom 3 - 9' 8" x 6' 8" (2.95m x 2.05m) Double glazed



windows to front, radiator.

Bathroom - Panelled bath + electric shower and tiled surround, hand wash basin, low level wc, double glazed windows to rear, double radiator.

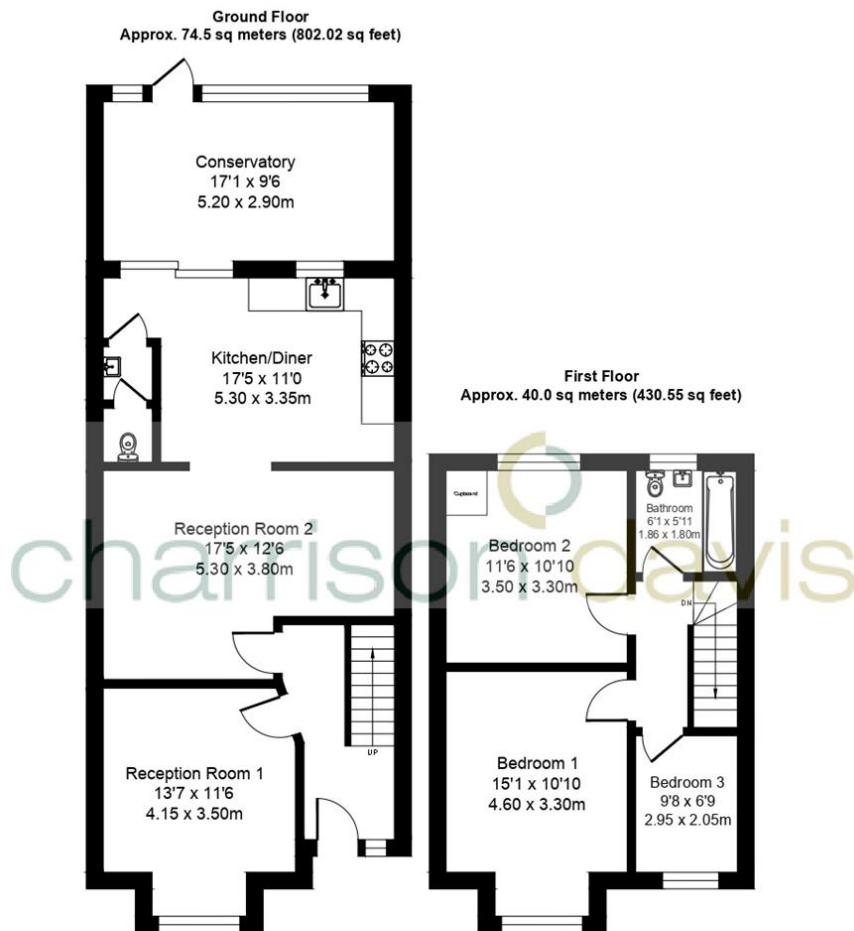
Outside - 100' approx rear garden laid to lawn with side access gate.

Garden Annexe - Double width and brick built storage.

Front - Off street parking for 2 cars







Total Area Approx. 114.5 sq meters (1233.29 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		