



Marvell Avenue UB4 0QS

3 BEDROOM / EXTENDED SEMI DETACHED HOUSE: A 3 bedroom semi detached 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 large through lounge, modern fitted kitchen to the ground floor and 3 bedrooms, newly fitted shower room to the first floor.

The property also benefits from gas central heating, doubled glazed windows, detached outhouse.

Viewing Highly Recommended.

Accommodation

3 Bedrooms

Extended Semi Detached House

Large Lounge

Gas Central Heating /
Double Glazing

Private Rear Garden

No Upper Chain

Outhouse

EPC Rating E / Freehold

Ground Floor

Entrance Porch -

Entrance Hall -

Through Lounge - Laminate flooring, radiator and front aspect double glazed and double glazed patio doors leading to garden.

Kitchen - Tiled effect flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven and part tiled walls and splashbacks.

Dining Room - Tiled effect flooring, radiator and double glazed window and door leading to garden.



First Floor

First Floor Landing -

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

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

Bedroom 3 - Fitted carpet and front aspect double glazed window.

Shower Room - Tiled flooring and radiator. Three-piece shower suite to include a double shower cubicle, hand basin with storage under, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.



Exterior

Outside - Patio area and laid to lawn.

Outhouse -

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.

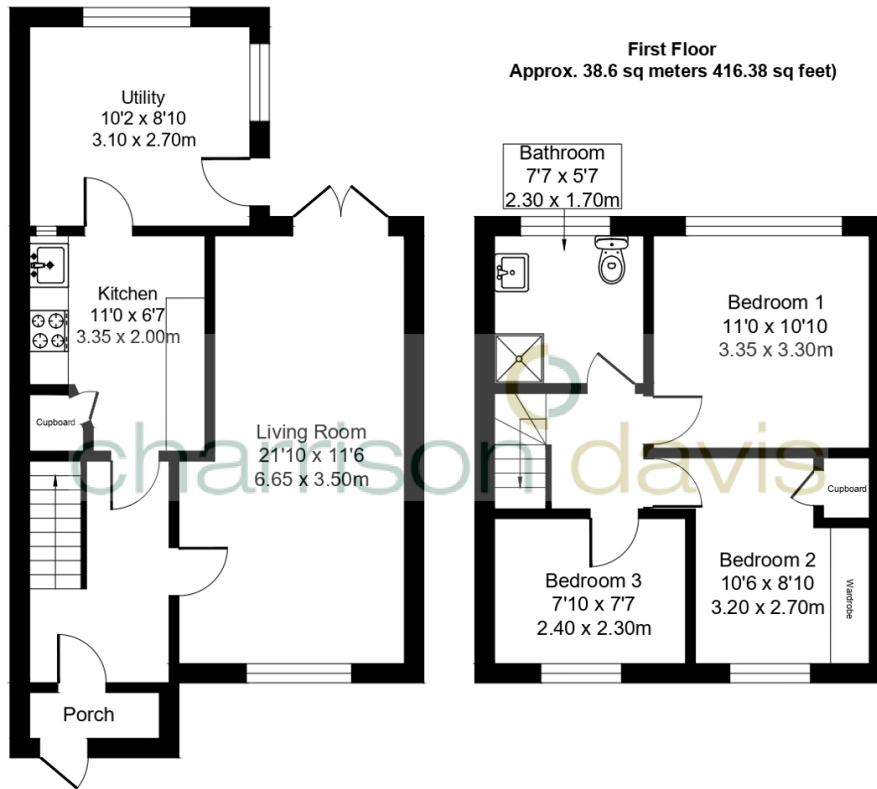
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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.

Council Tax - D.





Total Area Approx. 90.86 sq meters (978.08 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		