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Estate Agents and Property Consultants

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1 Bed Semi-Detached House

Guide Price

£289,950

Botwell Common Road UB3 1JA

1 BEDROOM HOUSE / NO UPPER CHAIN: A rare opportunity to acquire a 1 bedroom semi detached house in a very convenient location near bus routes to Heathrow Airport, Hayes Towns facilities and Hayes and Harlington mainline station to Paddington (Crossrail due 2022). This property is also within easy reach of The Parkway and M4 and M25 motorway networks.

This property features a double bedroom, reception room, kitchen, Three-piece bathroom and loft space.

Other benefits include front garden laid to lawn with pathway, entrance porch and allocated parking space. This property is perfect for those looking to create their own home or for investment purposes.

Not to be missed.

Accommodation

1 Bedroom

Semi Detached House

Newly Fitted Carpet

Electric Heating

Three-Piece Bathroom

No Upper Chain

EPC Rating TBC / Freehold

Ground Floor

Entrance Porch - Tiled flooring.

Lounge / Diner - Newly fitted carpet, electric heating, side and front aspect double glazed window.

Kitchen - 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 or dishwasher and part tiled walls and splashbacks. Double glazed window to aspect

First Floor

First Floor Landing - Fitted carpet.

Double Bedroom - Fitted carpet, electric wall mounted heater and dual aspect double glazed windows.

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

Exterior

Tenure - Freehold.

Outside - Front garden laid to lawn with pathway.

Parking - Allocated parking space.

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.

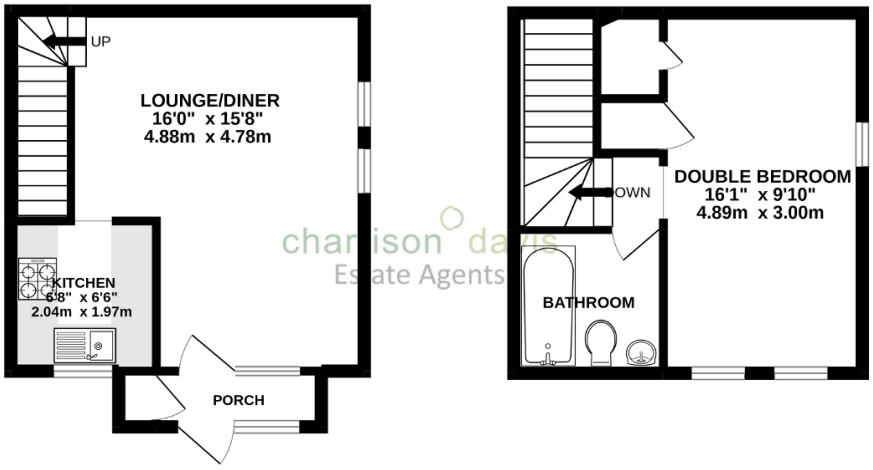
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.
Hayes has a long history. The area appears in 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
274 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.



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TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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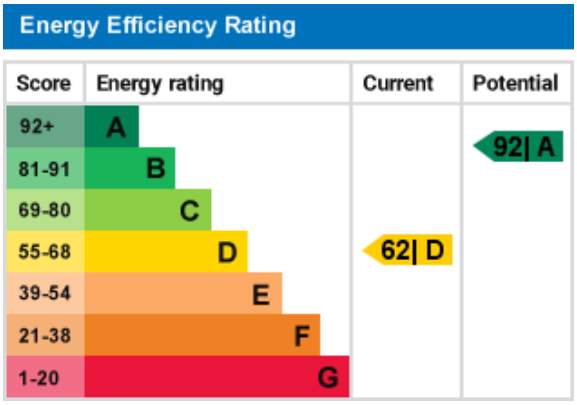

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