



## Brookside Road UB4 0PL

**4 BEDROOMS / GREAT LOCATION:** A deceptively spacious 4 bedroom family home in enviable sought after location near the Uxbridge Road.

Offering easy access to bus routes to Uxbridge and London Heathrow Airport and within easy reach of the Parkway giving access to the M4 and A40(M) to Central London.

Property features 2 receptions, kitchen, 4 good size bedrooms and a fitted bathroom suite.

Other benefits include large rear garden, double glazing and integral garage.

## Accommodation

4 Bedrooms

Extended Semi Detached House

2 Reception Rooms

Double Glazing

Three-Piece Bathroom

No Upper Chain

Garage

EPC Rating E / Freehold

## Ground Floor

**Entrance Hall** - Fitted carpet and stairs leading to first floor.

**Reception Room 1** - Fitted carpet and front aspect double glazed window.

**Reception Room 2** - Fitted carpet and rear aspect double glazed windows and doors leading to rear garden.

**Kitchen** - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine and part tiled walls. Double glazed window and door to aspect.



## First Floor

**Bedroom 1** - Fitted carpet and double glazed window.

**Bedroom 2** - Fitted carpet and double glazed window.

**Bedroom 3** - Fitted carpet and double glazed window.

**Bedroom 4** - Fitted carpet and double glazed window.

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



## Exterior

**Outside Front** - off street parking and laid to lawn.

**Outside Rear** - Laid to lawn, patio area and large garage for storage.

**Tenure** - Freehold.

**Integral Garage** -

**Council Tax** - E.  
Hillingdon Council.

**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



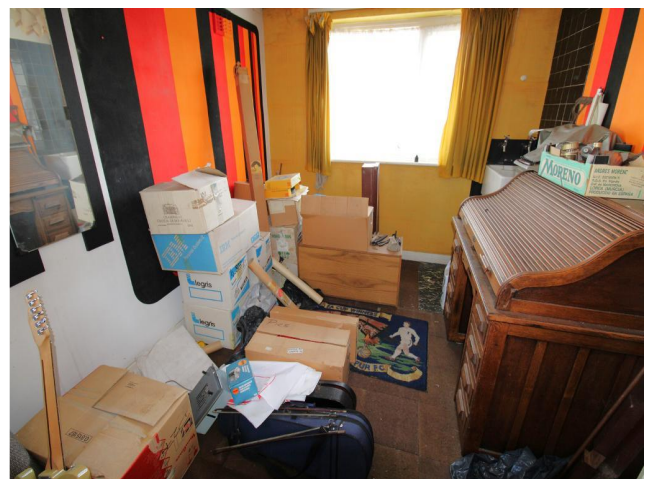
swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

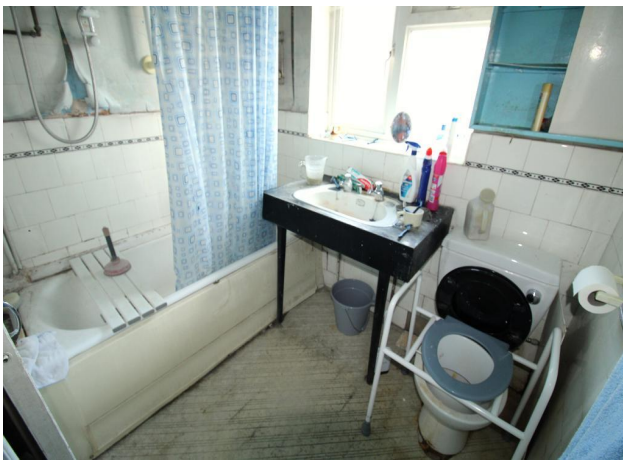
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2023. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

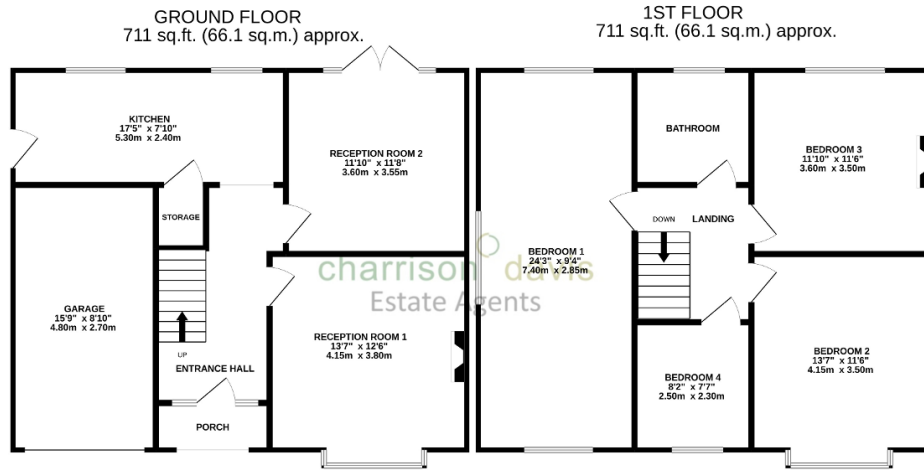
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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.







TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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	52   E	
21-38	F		
1-20	G		