

3 Bed Detached

£500,000



## Kingsash Drive UB4 9RG

**WELL PRESENTED / NOT TO BE MISSED:** A spacious 3 bedroom link detached house situated in a popular residential location within a short distance of shopping facilities and bus routes to Uxbridge, Hayes Town centre and Hayes mainline station to Paddington (Crossrail due 2023).

This property features entrance porch, entrance hall, downstairs W.C, lounge, modern kitchen, family bathroom and 3 bedrooms.

The property also benefits from gas central heating, doubled glazed windows, off street parking and own drive to detached garage with low maintenance rear garden.

## Accommodation

Link Detached House

3 Bedrooms

Well Presented

Gas Central Heating /  
Double Glazing

Modern Kitchen

Garage

Off Street Parking

EPC Rating D / Freehold

## Ground Floor

**Entrance Porch** - Tiled flooring and double glazed windows.

**Downstairs W.C** - Tiled flooring and walls. Low level W.C with wash hand basin and storage under. Frosted double glazed window.

**Entrance Hallway** - Fitted carpet and radiator.

**Reception Room** - Fitted carpet, radiator, large under stair storage cupboard and double glazed windows.

**Kitchen / Diner** - Ceramic 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 and splashbacks. Double glazed window and door to aspect



## First Floor

**Bedroom 1** - Fitted wardrobes, radiator, fitted carpet and double glazed windows.

**Bedroom 2** - Radiator, fitted carpet and double glazed windows.

**Bedroom 3** - Fitted cupboard, radiator, fitted carpet and double glazed windows.

**Bathroom** - Tiled flooring and radiator. 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 Rear** - Laid to lawn with patio area and pathway to timber shed.

**Outside Front** - Off street parking.

**Detached Garage** - With Manual up and over door.

**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.

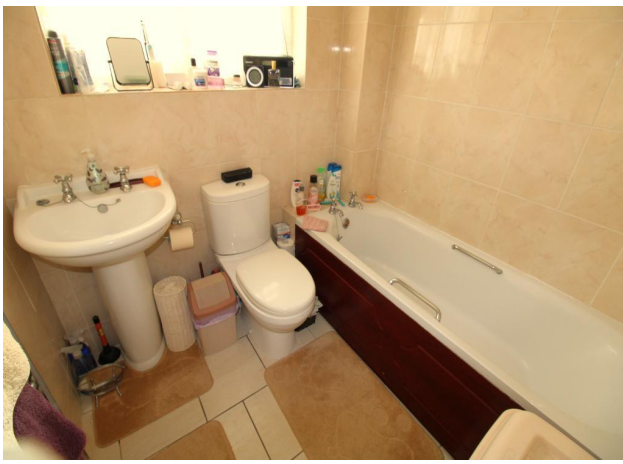
Hayes has a long history. The area appears in the Domesday Book of 1086.

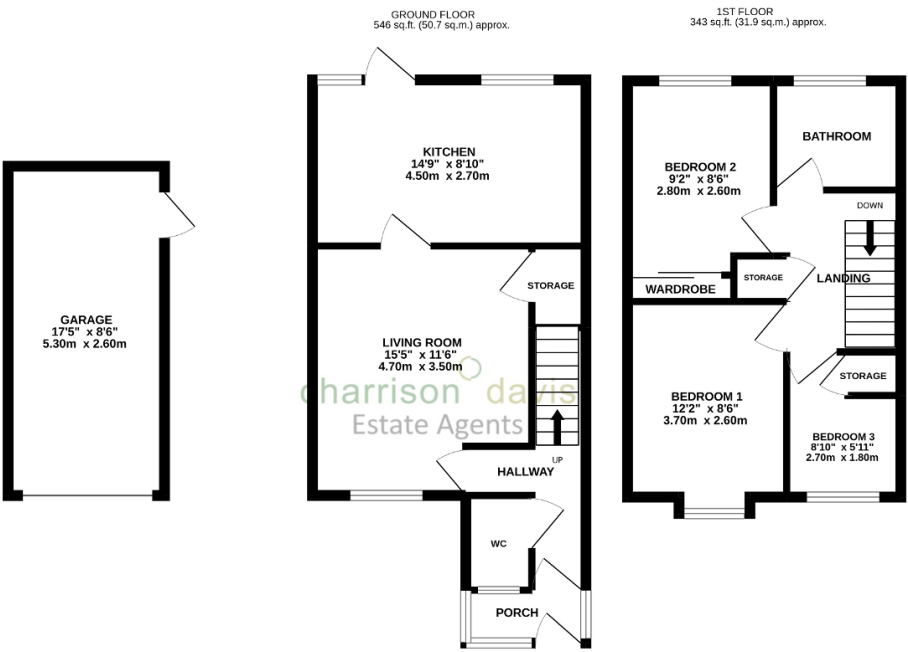
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve,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

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









TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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