



Glamis Crescent UB3 1QB

3 BEDROOM HOUSE / NO UPPER CHAIN: This 3 bedroom house is situated in a popular residential location convenient for Hayes & Harlington mainline station to Paddington, bus routes to London Heathrow Airport and Hayes Town, local health centre and schools. The M4/M25 motorway network is only a short drive away.

This larger than average property features entrance hall, lounge / diner, kitchen, 3 bedrooms and three piece bathroom suite.

The property also benefits from gas central heating, doubled glazed windows, garage, off street parking and private rear garden.

Viewing Highly Recommended.

Accommodation

3 Bedrooms

Semi Detached House

Convenient Popular
Location

Off Street Parking for 2
Cars

Private Rear Garden

Garage

No Upper Chain

EPC Rating E / Freehold

Ground Floor

Entrance Hall - Laminate Flooring, radiator and double glazed window.

Lounge / Diner - Fitted carpet, radiator and double glazed windows and french door to the back garden.

Kitchen - Laminate flooring, part tiled walls and splashbacks, plumbing for a washing machine, range of base and eye level units, radiator, double glazed window and door to the back garden.



First Floor

Bathroom - Ceramic tiled flooring and walls. Three-piece bathroom suite to include a bath, pedestal hand basin, low level W.C. frosted double glazed window and radiator.

Bedroom 1 - Laminate flooring, radiator and double glazed window to front aspect.

Bedroom 2 - Laminate flooring, radiator and double glazed window to rear aspect.

Bedroom 3 - Laminate flooring, radiator and double glazed window to front aspect.



Exterior

Garage - Shared drive, up and over garage door

Outside Front - Off street parking.

Outside Rear - Laid to lawn with patio area.

Tenure - Freehold.

Council Tax Band - D.

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

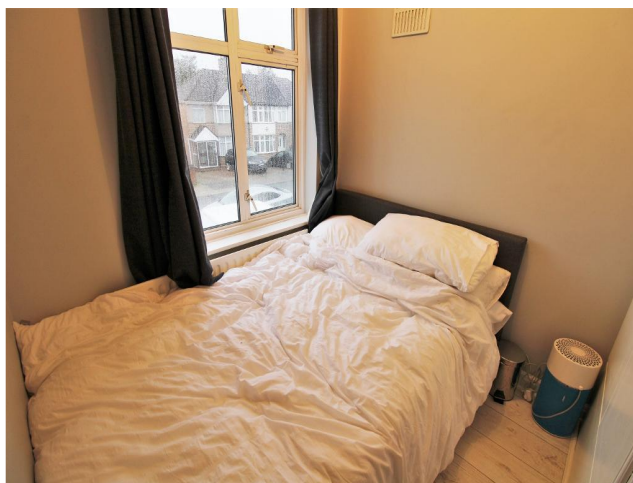
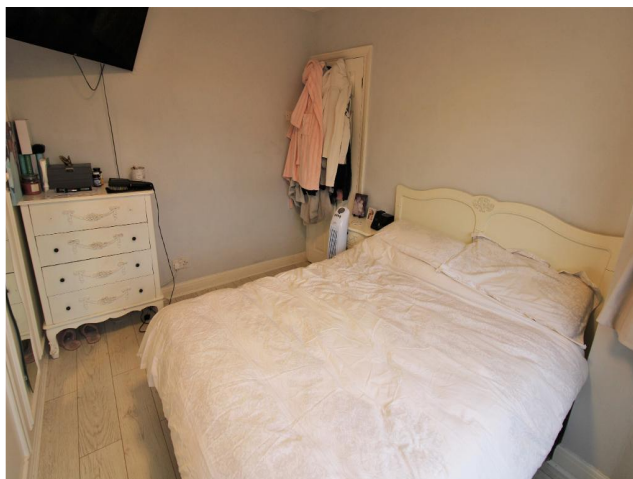


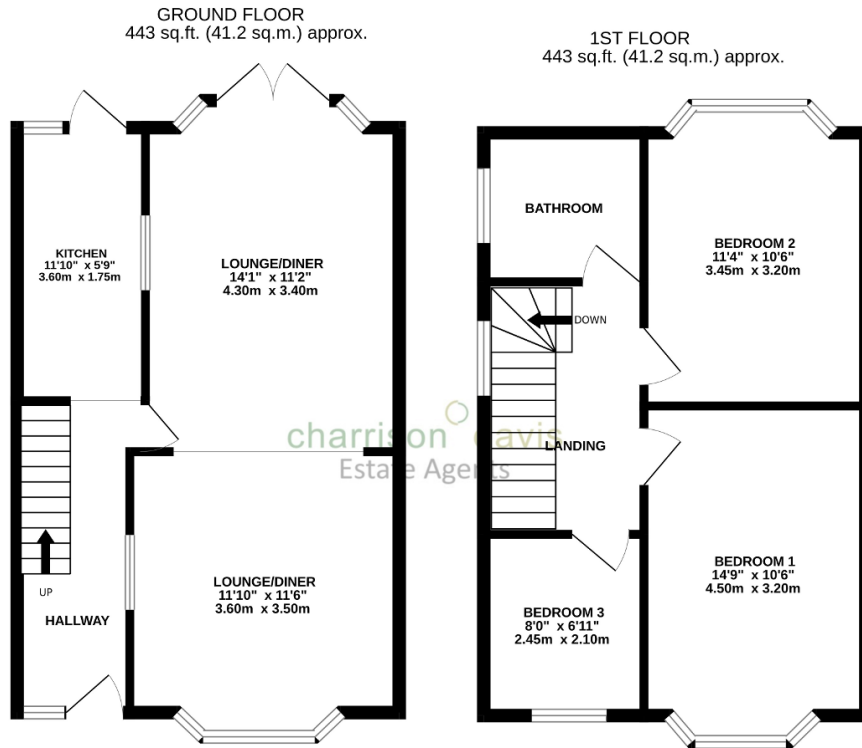
Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2023. The journey time to Canary Wharf will be just 34 minutes. Other London stations 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: 886 sq.ft. (82.4 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		
69-80	C		81 B
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		