

4 Bed Bungalow

£550,000



## Pinkwell Avenue UB3 1NQ

**4 BEDROOM BUNGALOW / GREAT LOCATION:** A rare opportunity to acquire a 4 bedroom bungalow in a very convenient location near bus routes to Heathrow Airport, Hayes Towns facilities and Hayes and Harlington mainline station to Paddington. This property is also within easy reach of The Parkway, M4 and M25 motorway networks. This semi detached home features 4 bedrooms, lounge / dining area, downstairs bathroom and a large kitchen.

Other benefits include low maintenance garden with garage to the rear, off street parking and double glazed windows.

Not to be missed

## Accommodation

4 Bedrooms

Extended Semi Detached  
Bungalow

Well Presented

Double Glazing / Gas  
Central Heating

Private Rear Garden

Garage

EPC Rating C / Freehold

## Ground Floor

**Entrance Hall** - Laminate flooring and radiator.

**Lounge / Diner** - 11' 9" x 25' 11" (3.6m x 7.9m) Fitted carpet, radiator, double glazed window and doors leading into rear garden.

**Kitchen** - 12' 5" x 6' 2" (3.8m x 1.9m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, space for fridge/freezer and part tiled walls and splashbacks. Double glazed window to side aspect.

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

**Bedroom 1** - 15' 1" x 10' 9" (4.6m x 3.3m) Fitted carpet, fitted wardrobes, radiator and double glazed bay window.

**Bedroom 2** - 9' 10" x 7' 2" (3m x 2.2m) Fitted carpet, radiator and double glazed window.



## First Floor

**First Floor Landing** - Large storage cupboard.

**Bedroom 3** - 12' 9" x 9' 10" (3.9m x 3m) Laminate flooring and double glazed window.

**Bedroom 4** - 14' 1" x 7' 6" (4.3m x 2.3m) Fitted carpet and velux window.

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



## Exterior

**Outside Front** - Off street parking

**Outside Rear** - Patio area and laid to lawn.

**Garage** - 18' 4" x 14' 5" (5.6m x 4.4m) Garage with rear access.

**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.

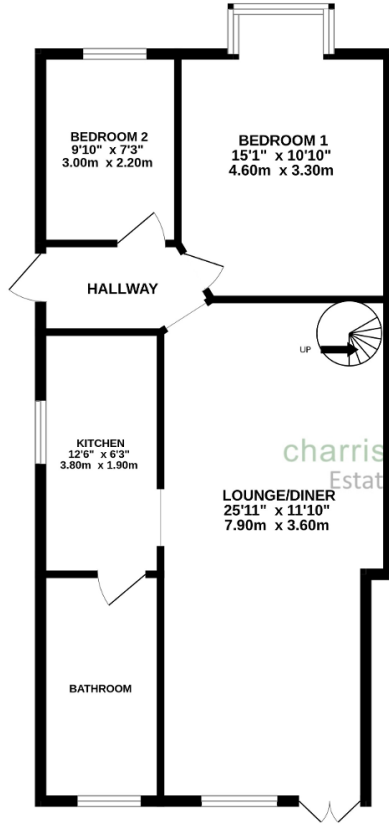
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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

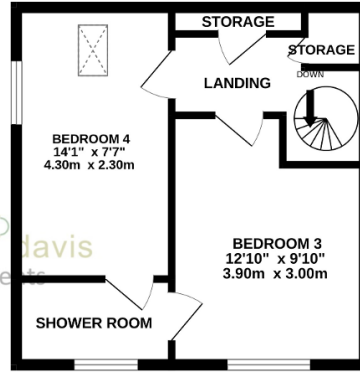
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve,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



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix (2023)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		