



Marvell Avenue UB4 0QS

3 BEDROOM / SEMI DETACHED HOUSE: A 3 bedroom semi detached house situated in a popular residential location within walking 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 hall, reception rooms, fitted kitchen / diner to the ground floor and 3 bedrooms, family bathroom to the first floor.

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

Viewing Highly Recommended.

Accommodation

3 Bedrooms

Semi Detached House

Fitted Kitchen

Gas Central Heating /
Double Glazing

Private Rear Garden

Off Street Parking

No Upper Chain

EPC Rating D / Freehold

Ground Floor

Entrance Hall - Wooden Flooring.

Reception Room - Wooden flooring, radiator, feature fireplace 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, space for fridge/freezer, plumbing for washing machine, wall mounted boiler and part tiled walls. Double glazed window and door to rear aspect.



First Floor

Bedroom 1 - Fitted carpet, radiator, fitted cupboard and rear aspect double glazed window.

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

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

Bathroom - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath with shower attachment, wash hand basin with storage under, low level W.C. and tiled walls. Frosted double glazed window.



Exterior

Tenure - Freehold.

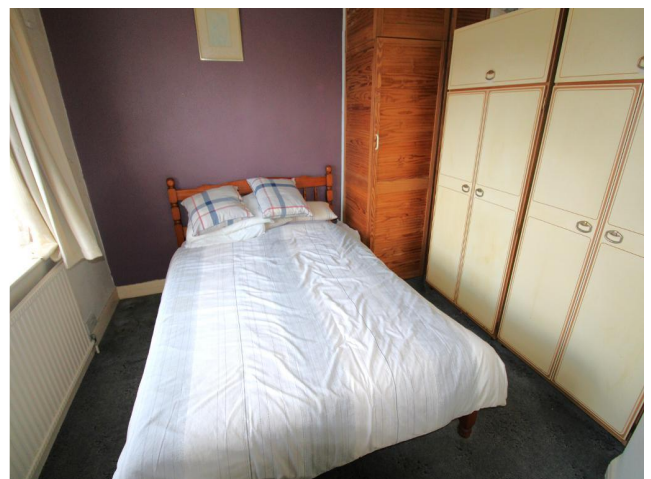
Council Tax - D. Hillingdon Council.

Outside Front - Off street parking for 2 cars.

Outside Rear - Large rear garden laid to lawn with modern grey decking area and side 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

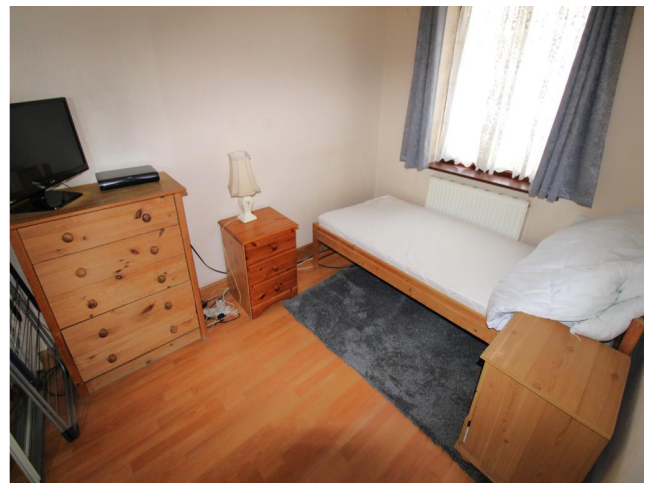


Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2023. The journey time to Canary Wharf will be just 34 minutes. Other London stations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

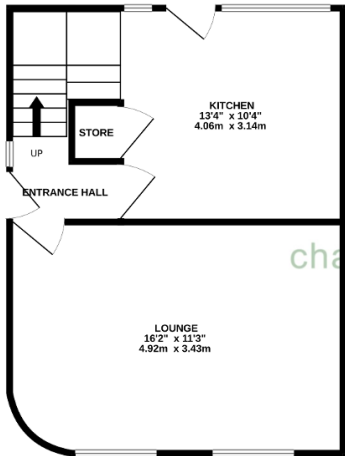
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

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

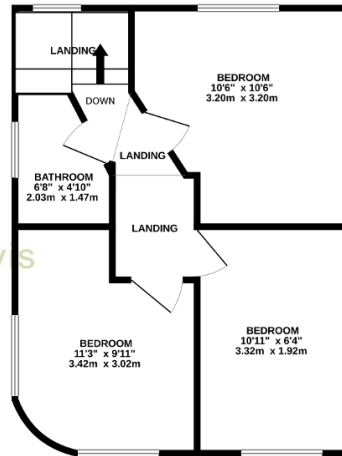
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve,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



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

While 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		