



Triandra Way UB4 9PB

SEMI DETACHED HOUSE / NOT TO BE MISSED: A spacious 2 bedroom semi 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 hall, lounge, fitted kitchen, family bathroom and 2 bedrooms.

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

Accommodation

2 Double Bedrooms

Semi Detached House

No Onward Chain

Fitted Kitchen

Double Glazing

Private Rear Garden

Own Drive To Garage

Off Street Parking

Ground Floor

Entrance Hall - Fitted carpet and fitted storage cupboard.

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

Lounge - Fitted carpet, warm air vents and rear double aspect sliding patio doors leading to garden.



First Floor

First Floor Landing - Fitted carpet.

Bedroom 1 - Fitted carpet, fitted wardrobes, warm air vents and double glazed window.

Bedroom 2 - Fitted carpet, fitted wardrobes, warm air vents and double glazed window.

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



Exterior

Outside Front - Block paving.

Private Garden - Low Maintenance paved garden with raised borders.

Own Drive To Garage - Automatic up and over garage door with electricity and storage.

Tenure - Freehold.

Council Tax - D.
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.

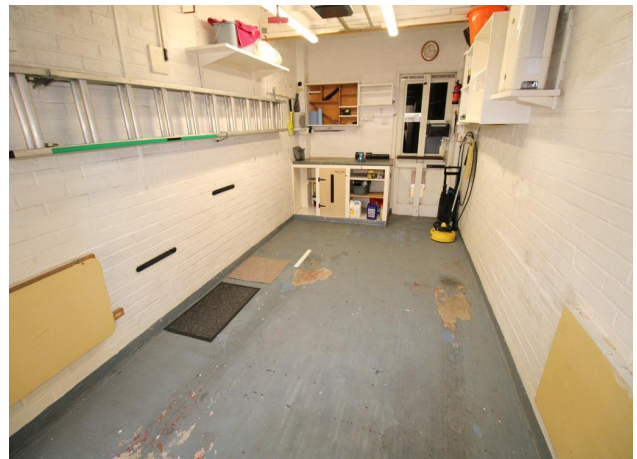
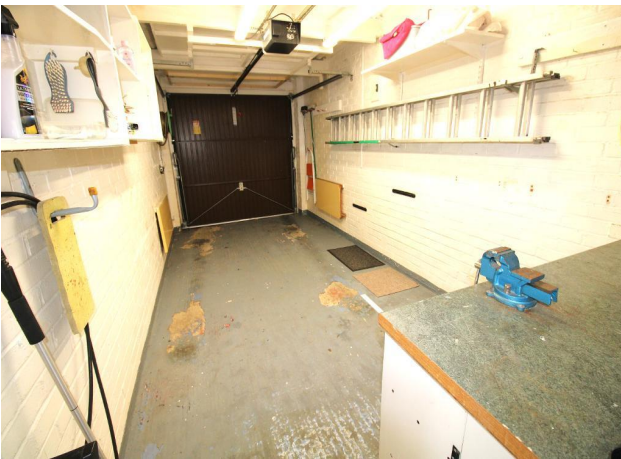
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2023. The journey time to Canary 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.

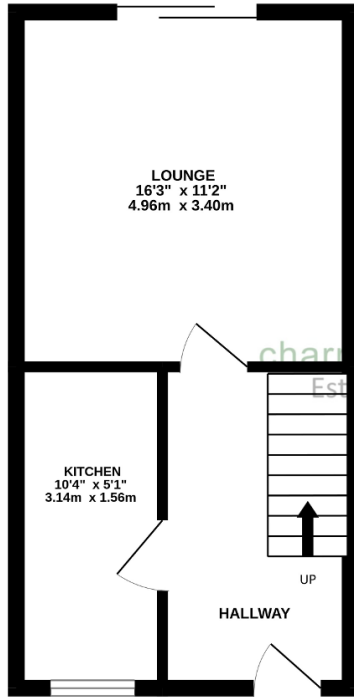
Hayes has a long history. The area appears in the Domesday Book of 1086.

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.

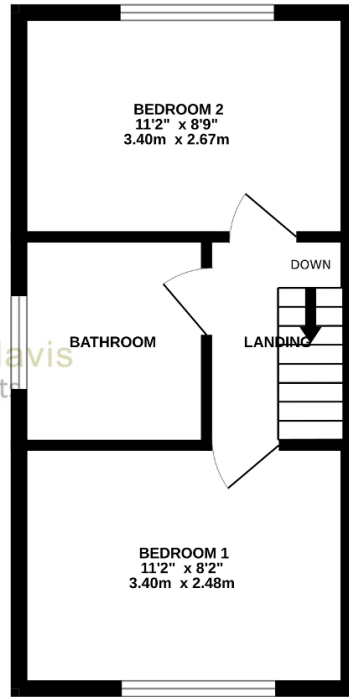




GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		