

2 Bed Terraced House

£1,500 per month



## Savoy Avenue UB3 4HF

**2 BEDROOMS / GREAT LOCATION:** 2 bedroom terraced house is situated perfectly for Hayes & Harlington mainline station to Paddington and offers easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport.

This property features deceptively spacious accommodation to include lounge, fitted kitchen, fitted bathroom and 2 good size double bedrooms.

This property also benefits from gas central heating and double glazed windows.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,500
- \* Council Tax Band D

## Accommodation

Two Bedroom Terraced House

Unfurnished

Private Rear Garden

Fitted Kitchen + Appliances

Double Glazing / Gas Central Heating

Available Immediately

EPC Rating C

## Ground Floor

**Entrance Porch** - Door leading to reception room.

**Living Room** - 18' 4" x 11' 5" (5.6m x 3.5m) Radiator, under stairs storage and double glazed front aspect window.

**Kitchen** - 8' 2" x 11' 5" (2.5m x 3.5m) Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed windows and door to rear aspect.



## First Floor

**Bedroom 1** - 10' 2" x 11' 5" (3.1m x 3.5m) Radiator and double glazed window to front aspect.

**Bedroom 2** - 8' 2" x 7' 6" (2.5m x 2.3m) Radiator, fitted cupboard and double glazed window to front aspect.

**Bathroom** - Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks.



## Exterior

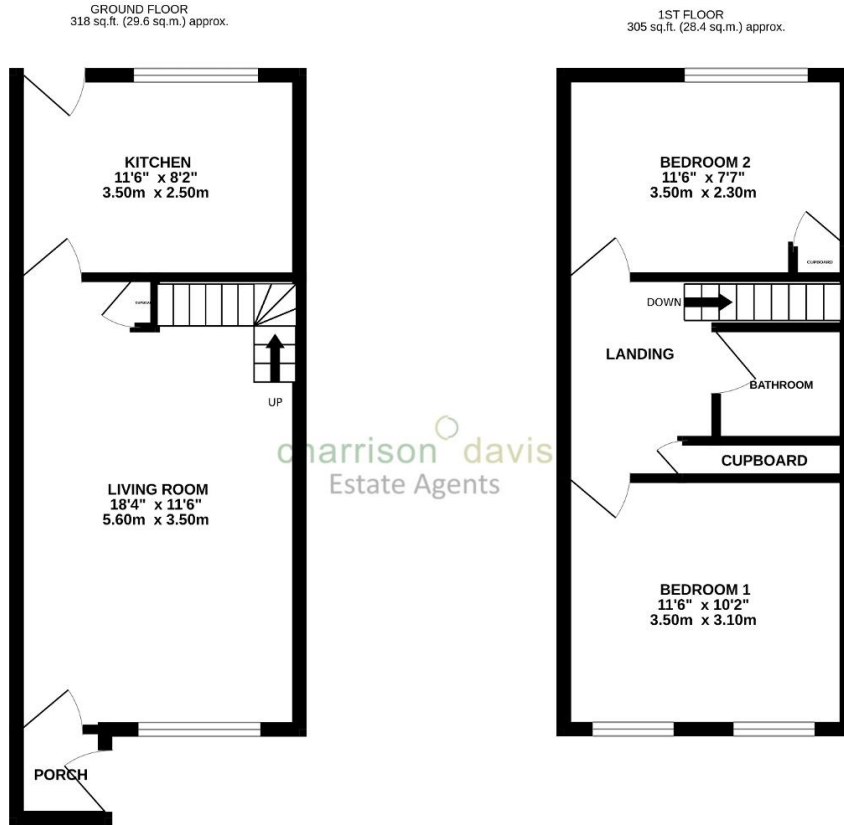
**Front Garden** - Low maintenance garden with parking.

**Rear Garden** - Laid to lawn with concrete area and gate access to rear.

**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.







Charrison Davis Estate Agents

TOTAL FLOOR AREA : 624 sq.ft. (57.9 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		87   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		