



Dawley Road UB3 1ND

FOUR BEDROOM HOME / NEAR CROSSRAIL: This four bedroom semi detached 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. It is also perfectly located for local amenities and schools.

This property features spacious accommodation to include two reception rooms, fitted kitchen, fitted bathroom, 4 bedrooms, off street parking to the front with side access to private rear garden.

Ideal for the first time or investment buyer.

Viewing Highly Recommended.

Accommodation

Four Bedroom Semi Detached House

No Upper Chain

Prominent Popular Location

Two Reception Rooms

Off Street Parking

Close to Local Schools and Amenities

EPC Rating TBC / Freehold

Ground Floor

Reception Room 1 - 14' 1" x 10' 11" (4.3m x 3.35m) Fitted carpet, radiator and double glazed front aspect bay window.

Reception Room 2 - 11' 9" x 15' 3" (3.6m x 4.68m) Hard wood flooring, radiator, sash window and storage cupboards.

Kitchen - Laminate flooring, single drainer sink unit, built in dishwasher, plumbing for a washing machine, extractor hood, part tiled walls and splashbacks, double glazed window to rear aspect and upvc door to rear garden.



First Floor

Bedroom 1 - 14' 1" x 10' 11" (4.3m x 3.35m) Fitted carpet, radiator, built in wardrobes and double glazed front aspect bay window.

Bedroom 2 - 9' 4" x 8' 5" (2.86m x 2.58m) Fitted carpet, radiator and double glazed rear aspect window.

Bedroom 3 - 11' 10" x 6' 10" (3.62m x 2.1m) Fitted carpet, radiator and double glazed rear aspect window.

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



Second Floor

Bedroom 4 - 11' 8" x 11' 4" (3.56m x 3.47m) Fitted carpet, radiator and double glazed rear aspect window.



Exterior

Front Garden - Paved off street parking and side access to rear garden.

Rear Garden - Paved patio area with lawn and mature bedded areas.

Council Tax - London Borough of Hillingdon Band D

Tenure - Freehold

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. 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.

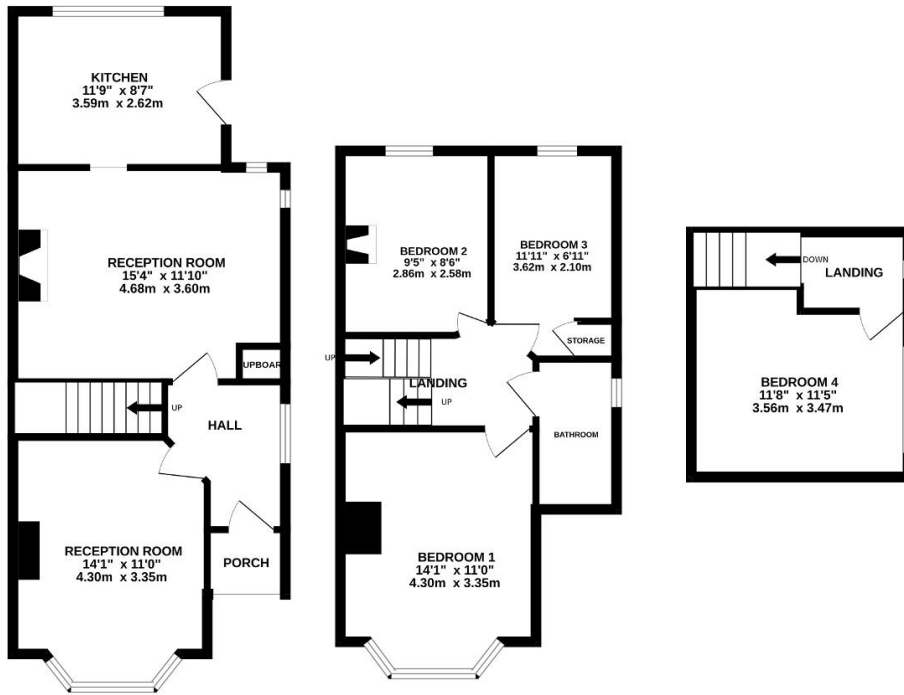


Floorplans

GROUND FLOOR
486 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

2ND FLOOR
163 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		