



PHILLIP LAURENCE

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Shakespeare Avenue, Hayes, UB4 0BG

£584,950 FREEHOLD



Shakespeare Avenue Hayes UB4 0BG

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended three/four bed semi detached house benefitting from a recent refurbishment throughout.
- Located in a popular North Hayes Road just 500 yards from the Uxbridge Road
- Front reception room or ground floor bedroom four
- Extended through lounge with direct access to the garden
- Separate fitted kitchen
- Modern first floor bathroom/wc
- Central heating & Upvc double glazed
- Low maintenance fully paved rear garden with brick built garden building
- Off street parking
- No upper chain



Entrance Porch

Enclosed entrance porch with Upvc double glazed entrance door, front & side aspect Upvc double glazed windows, internal Upvc double glazed door to entrance hall.

Entrance Hall

Side aspect Upvc double glazed window, carpeted staircase to first floor with storage cupboard under, high gloss wood effect laminate flooring, radiator, doors to front reception, through lounge & kitchen.

Front reception/bedroom four

13' 4" x 11' 1" (4.06m x 3.39m)

Suitable for use as a fourth bedroom as the property also benefits from a through lounge at rear. Front aspect Upvc double glazed window, carpeted flooring, radiator.

Through Lounge

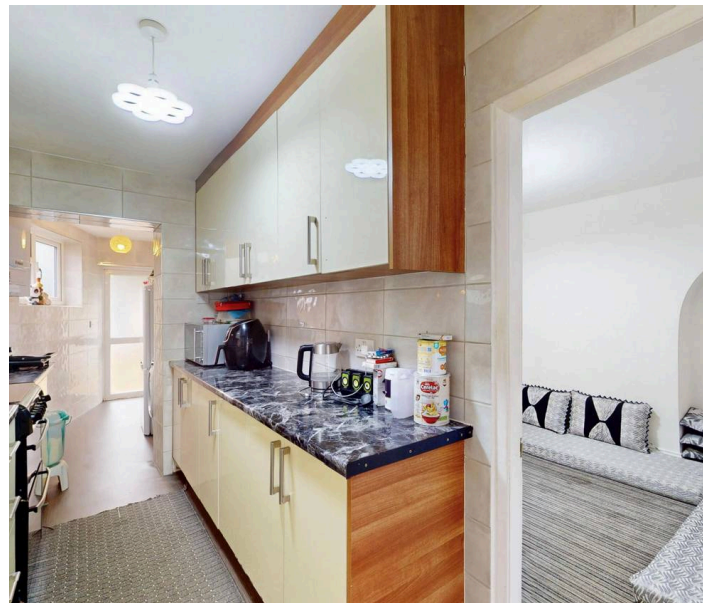
12' 7" x 10' 4" (3.83m x 3.14m)

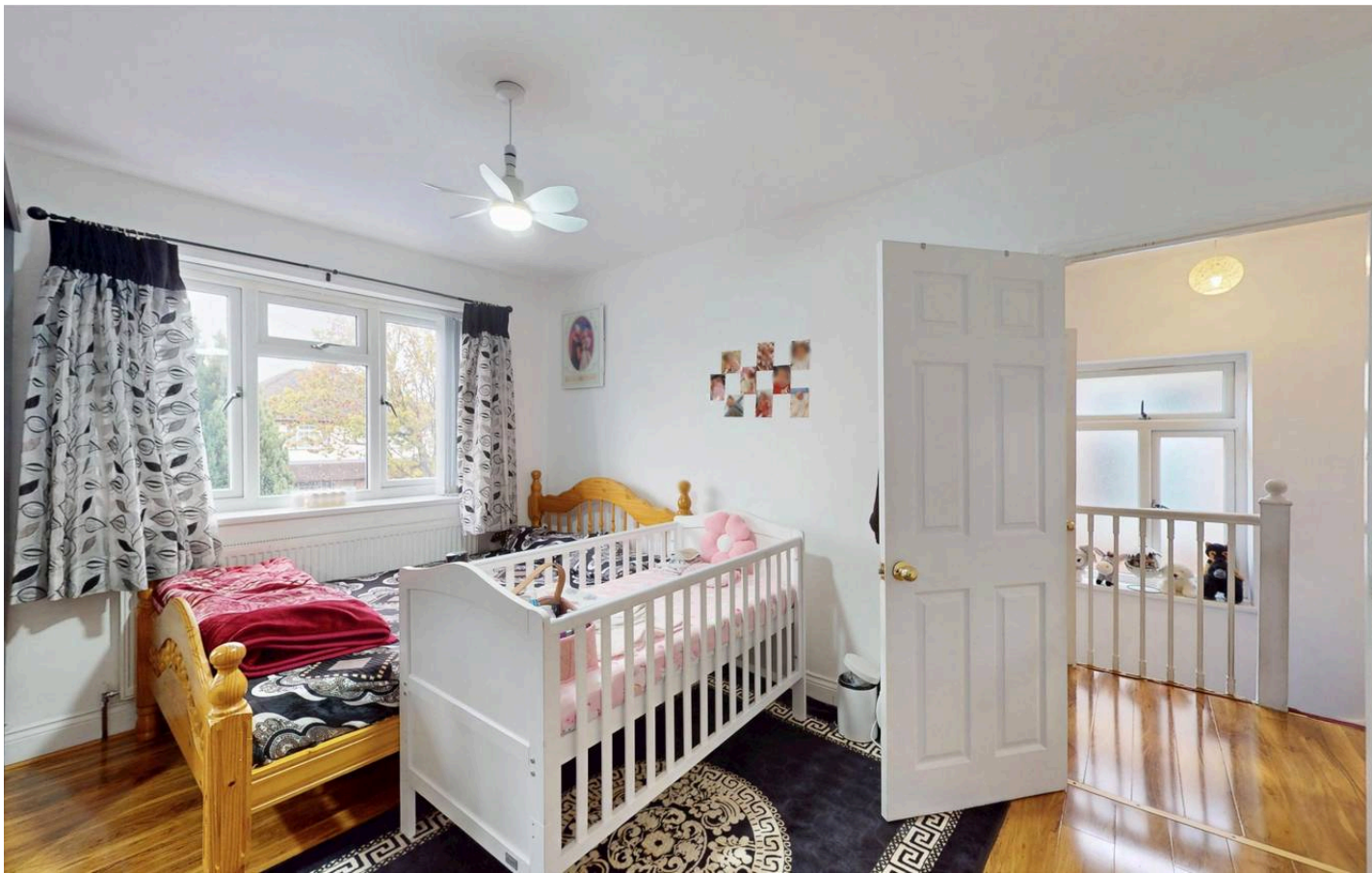
Carpeted flooring, radiator, rear aspect Upvc double glazed windows, Upvc double glazed double doors to garden.

Kitchen

12' 6" x 6' 2" (3.80m x 1.89m)

Separate fitted kitchen comprising:- Range of high gloss fronted wall, floor & drawer units with laminated worktops over. Inset single bowl single drainer sink unit with monobloc mixer taps, space for fridge freezer. Space for free standing oven with stainless steel extractor canopy over. Side aspect Upvc double glazed window, vinyl flooring, opening onto utility area.





Utility area

9' 5" x 5' 4" (2.87m x 1.63m)

Located off the kitchen, side aspect Upvc double glazed window, plumbing & space for washing machine, dishwasher or fridge freezer, wall mounted central heating boiler, vinyl flooring, radiator, Upvc double glazed door to garden.

Landing

Side aspect Upvc double glazed window, access to loft space, high gloss laminate flooring, doors to all rooms.

Bedroom one

13' 2" x 10' 4" (4.01m x 3.15m)

Front aspect upvc double glazed window, high gloss wood effect laminate flooring, radiator.

Bedroom 2

11' 5" x 10' 4" (3.48m x 3.15m)

Rear aspect upvc double glazed window, high gloss wood effect laminate flooring, radiator.

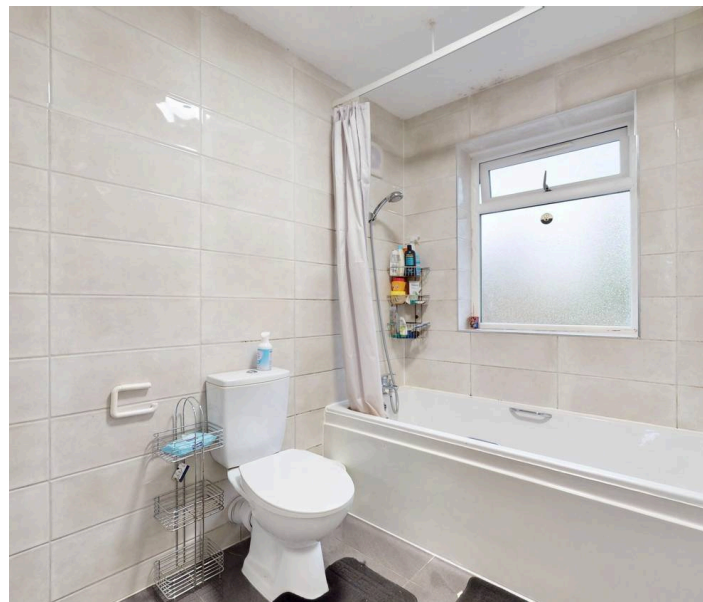
Bedroom three

8' 2" x 6' 5" (2.50m x 1.96m)

Front aspect upvc double glazed window, high gloss wood effect laminate flooring, radiator.

Bathroom

Modern fitted white suite comprising:- Acrylic panelled bath with bath/shower mixer taps, flexible hose & detachable handset. Ceramic wash hand basin with monobloc mixer taps & vanity cabinet under, close coupled wc with push button flush, fully tiled walls, tiled floor, extractor fan, ladder style radiator, rear aspect upvc double glazed window.





GARDEN

35' 5" x 21' 7" (10.79m x 6.58m)

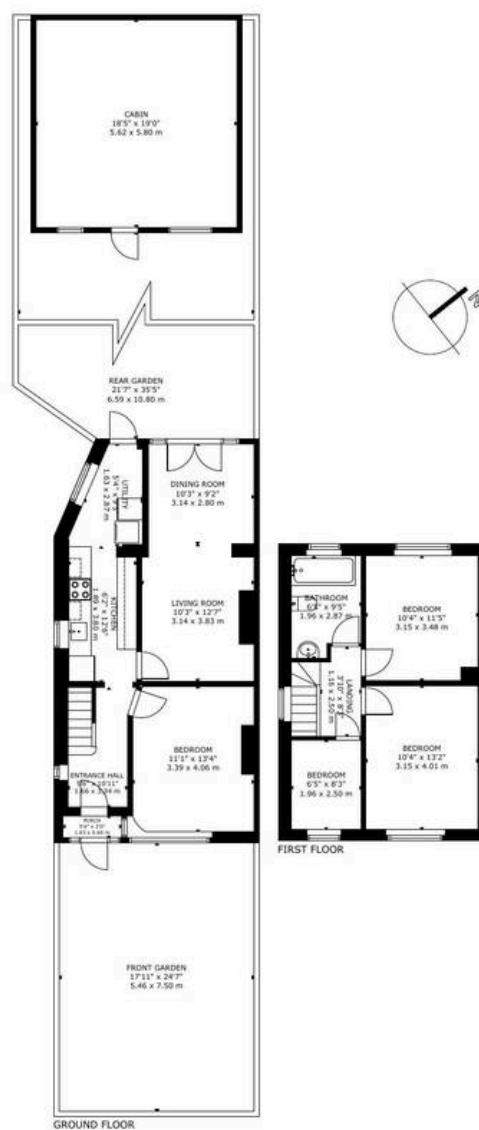
Low maintenance fully paved rear garden, double gates accessing shared drive, blockwork boundary walling, access to 19' x 18'5" brick built double glazed garden building suitable for conversion to a number of uses. Such as games/entertainment room, studio, home office, gymnasium, workshop or secure storage.

OFF STREET

2 Parking Spaces

Hard standing off street parking ton front for two cars





GROSS INTERNAL AREA
TOTAL: 91 m²/1,047 sq ft
GROUND FLOOR: 56 m²/605 sq ft, FIRST FLOOR: 41 m²/442 sq ft
EXCLUDED AREAS: REAR GARDEN: 73 m²/790 sq ft, FRONT GARDEN: 41 m²/439 sq ft
CABIN: 33 m²/351 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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