

Park Road, HAYES, Middlesex, UB4 8JL



£375,000

LOCATION, LOCATION, LOCATION! - Situated in highly regarded location with local green space in front and extensive gardens behind, is this deceptively spacious terrace cottage. In brief, the accommodation comprises; Entrance Hall, bright & airy Through Lounge/Dining Room, Kitchen and timber framed Lean to on the ground floor, whilst to the first floor, a Landing leads to Two double Bedrooms and a larger than average family Bathroom. Outside, as well as views overlooking the local park/green space there is a small walled garden to the front. At the rear there is an extensive mature enclosed garden with access to a parking space (for two cars) with gated vehicular access from Westacott at the rear.

- MID TERRACE COTTAGE
- THROUGH LOUNGE
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GARDEN & PARKING
- GREAT LOCATION!



Sales | Lettings | Property Management

860 Uxbridge Road, Hayes, Middlesex UB4 0RP

t 020 8573 7320

w www.peter-rolfe.com

e sales@peter-rolfe.com

Entrance Hall

Radiator, stairs to the first floor, front door.

Through Lounge

24' x 10' (7.32m x 3.05m) Double glazed window to the front, double glazed patterned glass door leading to lean to, modern style electric coal effect fire with marble inset & hearth and timber mantle piece, coved ceiling, two radiators, door to:

Kitchen

13' x 8' 2" (3.96m x 2.49m) Fitted with a range of base and wall units with work surfaces, single drainer sink unit, space for washing machine, space for cooker, space for fridge, space for freezer, radiator, double glazed window to the rear, window and door into:

Lean to

Timber framed lean to with door to the rear, water tap, light & power.

Landing

Access to loft

Bedroom One

13' 9" x 11' 6" (4.19m x 3.51m) Double glazed window to the front with views, radiator.

Bedroom Two

12' 1" x 8' 5" (3.68m x 2.57m) Double glazed window to the rear, radiator.

Bathroom

Panelled bath with shower attachment and tiling around, low level WC, vanity wash basin, radiator, double glazed patterned glass window to the rear.

OUTSIDE

To the FRONT there is a small walled, paved garden leading to the front door.

To the REAR there is an extensive enclosed mature garden which has a gate to the rear giving access to parking area with space for two cars and gated vehicular access off Westacott.

Peter Rolfe Estate Agents for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessors, and do not constitute an offer or contract. All descriptions and any other details are given responsibility and any intending purchasers or tenants should not rely on them as statements representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. No employee of Peter Rolfe has the authority to make or give any representation or warranty whatever in relation to the property.