



MARSHALL DRIVE, HAYES, UB4 0SN

End Of Terrace House | Lounge | Kitchen/Breakfast Room With Space For Dining | Ground Floor WC
First Floor Bathroom With Corner Bath | Two Bedrooms | Rear Garden | EPC Rating: TBC

Offers In Excess Of: £300,000

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This two bedroom end of terrace house is situated just off of the Uxbridge Road in North Hayes. Modern and well presented throughout with double glazed windows and gas central heating, this property comprises of a lounge, kitchen with modern fitted units and space for dining, ground floor WC, first floor bathroom and two bedrooms. The outside benefits from a rear garden with patio area include gas central heating and double glazed windows. Conveniently located within a quarter of a mile of the Uxbridge Road which boasts a wealth of shopping facilities, several bus links which include the H98, 607 and 90, also with good access to schools and the Beck Theatre.

ENTRANCE HALL

Partly frosted glazed UPVC front door leading into.... stairs leading to the first floor landing, under stairs storage cupboard housing meter, laminate flooring and doors to...

LOUNGE

3.66m (12' 0")5 x 3.35m (11' 0")9

Double glazed sliding patio doors leading to the rear garden, radiator, wooden flooring, power points and a dado rail.



KITCHEN/DINING ROOM

5.18m (17' 0")2 x 3.35m (11' 0")9

Double glazed window front aspect, radiator, power points, wall and floor mounted units with work surfaces, laminate flooring, tiled splash backs, ceiling spot lights. built in four ring gas hob with overhead extractor hood and oven under, dado rail, space for a dining table,



GROUND FLOOR WC

Low level W.C, wall mounted wash hand basin and wooden flooring,



FIRST FLOOR LANDING

Access to loft space, solid wooden flooring, airing cupboard housing hot water cylinder, built in storage and doors to...

MASTER BEDROOM

3.35m (11' 0")9 x 3.05m (10' 0")

Double glazed window rear aspect, radiator, ceiling to floor wardrobes, solid wooden flooring and power points.



BEDROOM TWO

3.35m (11' 0")9 x 2.74m (9' 0")10

Double glazed front aspect window, wooden flooring, radiator, power points and ceiling to floor wardrobes.



BATHROOM

Panel enclosed corner bath with over head shower and curtain, pedestal wash hand basin, low level W.C, fully tiled walls, radiator and tile effect flooring.



REAR GARDEN

Mainly laid to lawn with a paved patio area, partially brick/wooden built borders.



ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Thursday: 09:00 - 19:00

Friday: 09:00 - 18:00

Saturday: 09:30 - 16:30

Sunday: closed

FREE MARKET APPRAISAL

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