

ALLDAY
& MILLER



Gothic Court, High Street, Hayes, UB3 5DR
£475,000

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- Three Bedrooms
- Front + Rear Gardens
- Freehold
- Easy Access To Heathrow Airport
- Close To An Elizabeth Line Station
- Additional Study/Office Room
- Garage
- Residents Parking
- Great Transport Links
- Good Local Schools

Description

This property presented over three floors comprises of an inviting entrance, sleek fitted kitchen, spacious reception room.

To the first floor enjoys two double bedrooms, an office/study room and a shower room with WC.

Rising to the second floor boasts a double bedroom with ample of storage space and a WC.

A low maintenance front garden leads you to the accommodation. To the rear a private and secluded garden, also providing access to the garage.

Situation

Gothic Court, High Street in a prime location to a number of local amenities including London Heathrow Airport Terminals 1, 2 & 3 just 0.8 Miles away, Heathrow Express Terminals 1, 2 & 3 Hatton Cross train station providing several links to central London and the surrounding. A number of highly regarded schools in the local area including Harlington school and Botwell House catholic primary school. Hounslow Treaty centre being a 16 minute drive away with its variety of local shops, restaurants and coffee shops.



Floor Plans

Gothic Court, UB3

Approximate Area (Excluding Eaves) = 917 sq ft / 85.2 sq m
 Garage = 129 sq ft / 12.0 sq m
 Total = 1046 sq ft / 97.2 sq m
 For identification only - Not to scale

Extends To
2.10 x 6'11

Ground Floor

Reception Room
5.49 max x 3.62 max
18'0 x 11'11
CH 7'10/2.38

Kitchen
3.63 max x 3.56 max
11'11 x 11'8

Shared Access
Extends To
1.63 x 5'4

= Reduced headroom below 1.5m / 5'0

CH = Ceiling Height

First Floor

Bedroom
3.62 x 2.67
11'11 x 8'9
CH 7'10/2.38

Bedroom / Office
2.69 x 1.72
8'10 x 5'8

Bedroom
3.56 max x 2.19 max
11'8 x 7'2

Second Floor

Eaves
3.55 x 2.34
11'8 x 7'8

Bedroom
4.80 x 3.55
15'9 x 11'8
CH 7'3/2.20

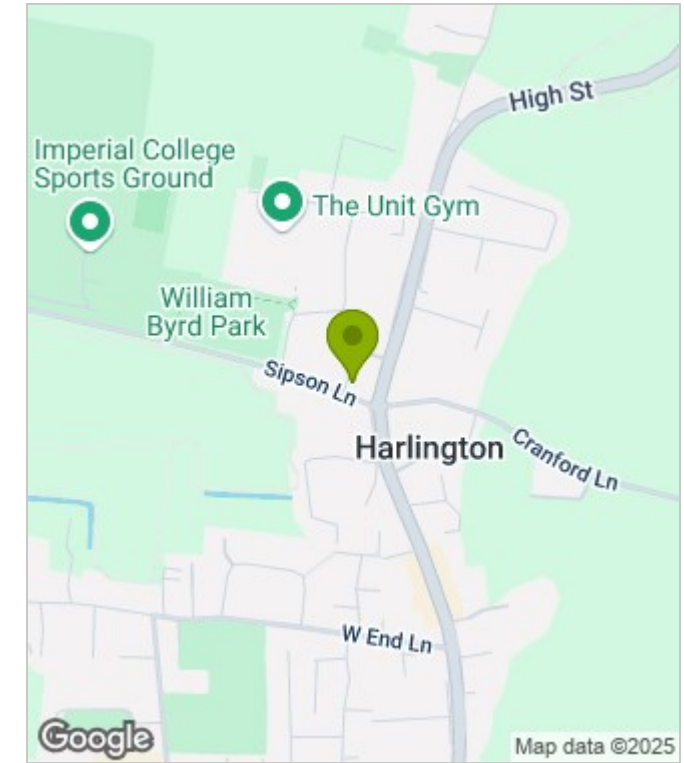
Eaves
3.55 x 2.34
11'8 x 7'8

Garden
6.09 x 3.59
20'0 x 11'9

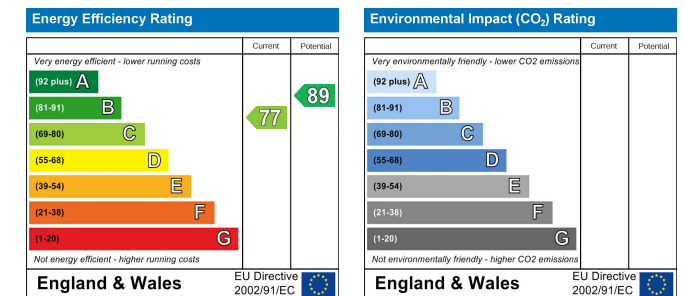
Garage
5.25 x 2.25
17'3 x 7'5

(Not Shown In Actual Location / Orientation)

Area Map



Energy Performance Graph



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