



## Weymouth Road

Hayes, UB4 8NG

**£2,850 Per month**



Stunning, fully refurbished, extended three bedroom and two bathroom family home. Situated on a highly desirable quiet residential street, within close proximity to local buses, shops, parks and schools. Off street parking for three vehicles, garage, huge garden, separate kitchen, lots of storage and ready to view now.



### Material Information

Council Tax Band: D (LONDON BOROUGH OF HILLINGDON)  
 EPC Rating: D  
 Construction Materials: BRICK  
 Gas Supply: MAINS GAS  
 Electricity Supply: MAINS ELECTRIC  
 Water Supply: MAINS WATER  
 Sewerage: MAINS DRAINAGE  
 Heating: NEW GAS CENTRAL HEATING BOILER  
 Broadband: Available: ADSL/Fibre – speeds may vary, please check with provider  
 Mobile Coverage: 5G Likely available (please check with provider)  
 Parking: DRIVEWAY PLUS FREE STREET  
 Property Accessibility Adaptations: NONE KNOWN  
 Building Safety Issues: NONE KNOWN  
 Planning Permission or Proposed Developments: NONE KNOWN  
 Flood Risk: NO KNOWN RISK  
 Flooded in Last 5 Years: NO  
 Source of Flooding: NA  
 Flood Defences: NA  
 Coastal Erosion Risk: NONE KNOWN  
 Coalfield or Mining Area: NONE KNOWN  
 Restrictions: NONE KNOWN  
 Rights & Easements: NONE KNOWN  
 Tenure: NOT APPLICABLE- RENTAL PROPERTY  
 Tenancy Type: ASSURED SHORT HOLD TENANCY  
 Rent: £2850 PCM  
 Deposit: £3285

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We are very pleased to be able to offer for rent, this vast, completely refurbished, three bedroom extended family home.

Benefiting from a huge garage on the ground floor which acts as another storage room, the property has a large footprint.

Situated on a very quiet residential street, close to all amenities, this would make a fantastic new long term home.

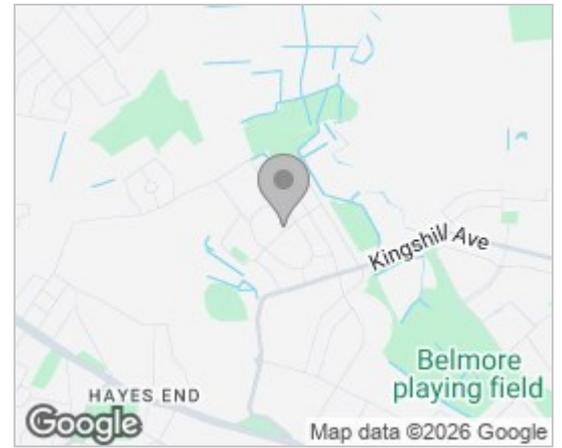
#### Features include;

- A huge separate double reception and dining room
- A very spacious, modern and very well presented, separate kitchen, providing a fridge/freezer, gas range cooker, oven, sink and lots of storage space
- The ground floor utility room houses a brand new boiler, washer and tumble dryer
- There is a large ground floor bathroom suite, with a walk in shower, WC and sink
- There is a separate garage or guest room on the ground floor, which is finished with flooring, neutral decor and would act as a fantastic separate storage space
- Upstairs, there are two large double bedrooms, both with built in wardrobes, plus a very spacious single bedroom with the added benefit or built in wardrobes too
- The main family bathroom suite has a bath tub, shower, WC and sink
- Wooden flooring throughout the ground floor
- Carpet throughout the first floor
- Gas central heating with a brand new boiler system
- Double glazed windows throughout
- Off street parking for up to three vehicles, plus free street parking for additional vehicles
- A huge private rear garden, with a storage shed
- Close to schools, buses, shops and amenities

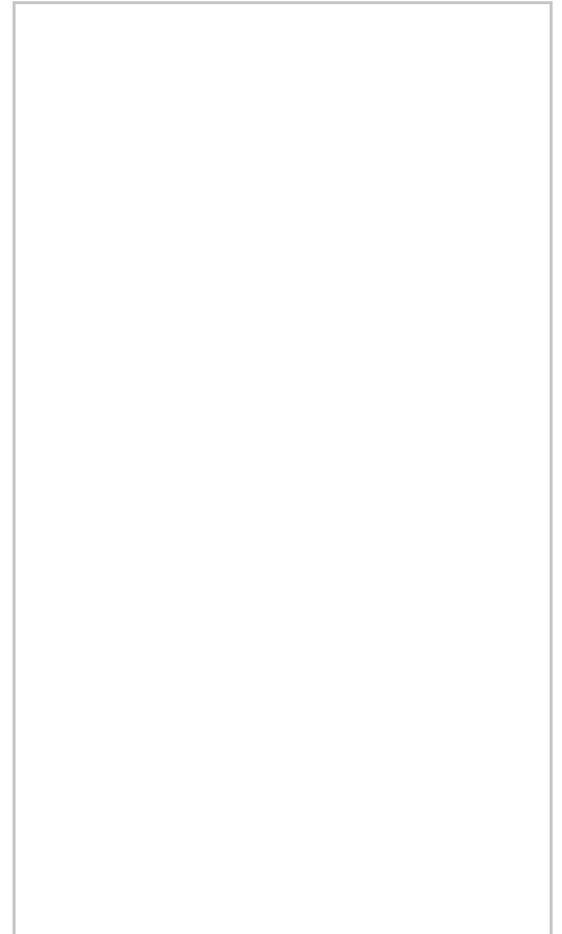
Ready to view now.

- Fully refurbished throughout
- Long term let
- Quiet residential area
- Huge house
- Separate kitchen
- Private garage/storage room
- Large private rear garden
- Off street parking for multiple vehicles
- Brand new heating system
- Ready now

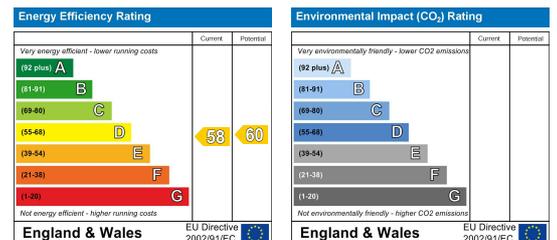
## Area Map



## Floor Plans



## Energy Efficiency Graph



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