

24

Hornbeam Road
Hayes
Middlesex
UB4 9EE

RWHITLEY
Est. 1938 & CO

Guide Price £499,950



- Three Bedroom Mid-Terrace House
- Living/Dining Room
- Kitchen
- Shower Room
- Garden
- Brick Built Outside Store
- No Onward Chain

DESCRIPTION

A generously proportioned three bedroom mid-terrace house which is offered to market with no onward chain complications. The ground floor accommodation comprises an entrance hallway, kitchen fitted with a comprehensive range of wall and floor cupboard units and a spacious dual aspect living/dining room. Stairs from the entrance hallway lead to the first floor landing providing access to three bedrooms and a shower room.

OUTSIDE

Front: Laid to lawn with footpath to front door. Shared pathway which leads to the rear garden.

Rear: Paved patio area. Balance in need of landscaping. Timber fence boundaries. Brick built garden store.

LOCATION

Hornbeam Road is a popular residential road offering easy access to a variety of amenities including bus links, the M4/A40 (providing access to London and The Home Counties), Heathrow Airport, as well as a number of local shops and big superstores (including a Tesco). The new Elizabeth Line runs from Hayes & Harlington Station, providing easy access to London.

COUNCIL TAX BAND

We understand that the current council tax band is D.

WINDOWS

UPVC double glazed windows (except external store).

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

SERVICES

Mains gas, electricity, water and drainage.


TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



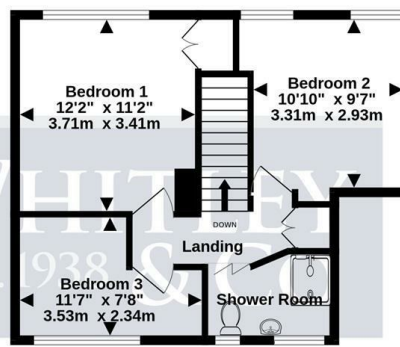
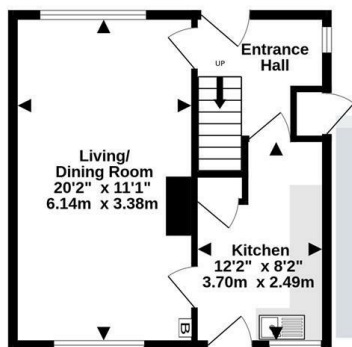




GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

FIRST FLOOR
432 sq.ft. (40.1 sq.m.) approx.

OUTSIDE STORE
37 sq.ft. (3.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN STORE

TOTAL FLOOR AREA : 812sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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