

24

Clevedon Gardens
Hayes
Middlesex
UB3 1RE

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- Extended Mid-Terrace House
- 2 Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Garage
- Garden
- Driveway
- Gas Central Heating
- No Onward Chain

DESCRIPTION

Situated in the popular 'Clevedon Gardens', this extended two bedroom mid-terraced house offers any purchaser the opportunity to stamp their own mark and benefits from no onward chain complications. The ground floor accommodation comprises an open plan 17'5 x 15'3 living/dining room with bay window and fitted kitchen with double doors out to the rear garden. Stairs adjacent the front door lead to the first floor landing which provides access to the 15'3 x 8'4 principal bedroom with bay window, second sensibly sized bedroom and bathroom.

OUTSIDE

Front: A dropped kerb provides access to a concrete driveway.

Rear: Timber decked area. Balance laid to lawn with concrete pathway leading to garage at rear of garden.

LOCATION

Bus routes and a local school are just a short walk. The town centre of Hayes (with mainline railway station which benefits from The Elizabeth Line), Uxbridge town centre, Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

HEATING & HOT WATER

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

WINDOWS

Double glazed.

COUNCIL TAX

We understand that the current council tax band is D.

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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



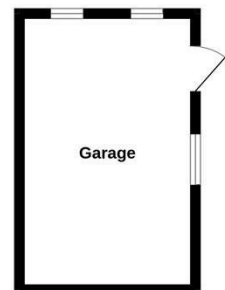
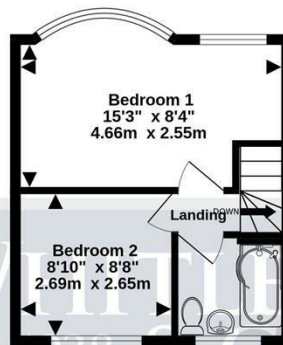
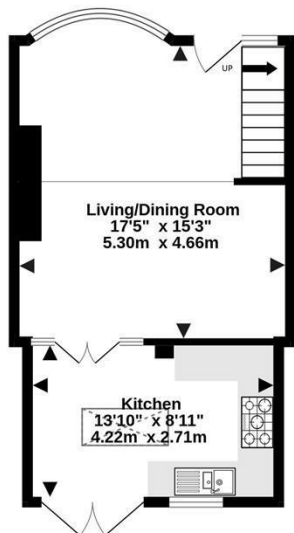




GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.

FIRST FLOOR
256 sq.ft. (23.8 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORE

TOTAL FLOOR AREA : 633sq.ft. (58.8 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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