

1 Bed Flat

£1,200 per month



Yeading Fork UB4 9DG

1 BEDROOM FLAT / FIRST FLOOR: A large 1 bedroom first floor flat in a convenient location giving easy access, via The Parkway, to both the A40(M) and the M4/M25. Exceptionally well presented this spacious flat has a modern fitted kitchen and bathroom. In close proximity to Hayes mainline station to Paddington (Crossrail due 2021) and Heathrow Airport.

This property features a superb 12ft galley style fitted kitchen with electric oven, hob and extractor fan, a 14ft lounge, three piece bathroom suite and a double bedroom.

Other benefits include double glazed windows, gas central heating with combination boiler, carpets and vinyl flooring, two storage cupboards and a storage room and well kept communal gardens plus residents parking.

- * Minimum Tenancy 6 Months
- * Deposit £1,200
- * Council Tax Band B

Accommodation

1 Bedroom

First Floor Flat

Fitted Kitchen

Gas Central Heating /
Double Glazing

Large Reception Room

Available Immediately

EPC Rating C / Residents
Parking

Ground Floor

Communal Entrance - Communal entrance with entryphone system. Stairs to upper floor.

First Floor

Hallway - Fitted carpet, entryphone handset and a radiator.

Storage Room - Fitted carpet. Gas meter and consumer unit.

Lounge - Fitted carpet, built in cupboard and a radiator. Double glazed window to rear aspect.

Double Bedroom - Fitted carpet and radiator. Double glazed window to rear aspect.

Kitchen - Vinyl flooring, built in cupboard and a radiator. Fitted wall and base units with worktops to include a stainless steel single drainer sink unit, electric hob, extractor fan, electric oven, fridge/freezer, plumbing for washing machine and part laminated walls and splashbacks. Double glazed windows to side and rear aspects.

Bathroom - Vinyl flooring, extractor fan and a radiator. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, wash hand basin on storage unit, low level W.C. and part tiled walls and splashbacks.

Exterior

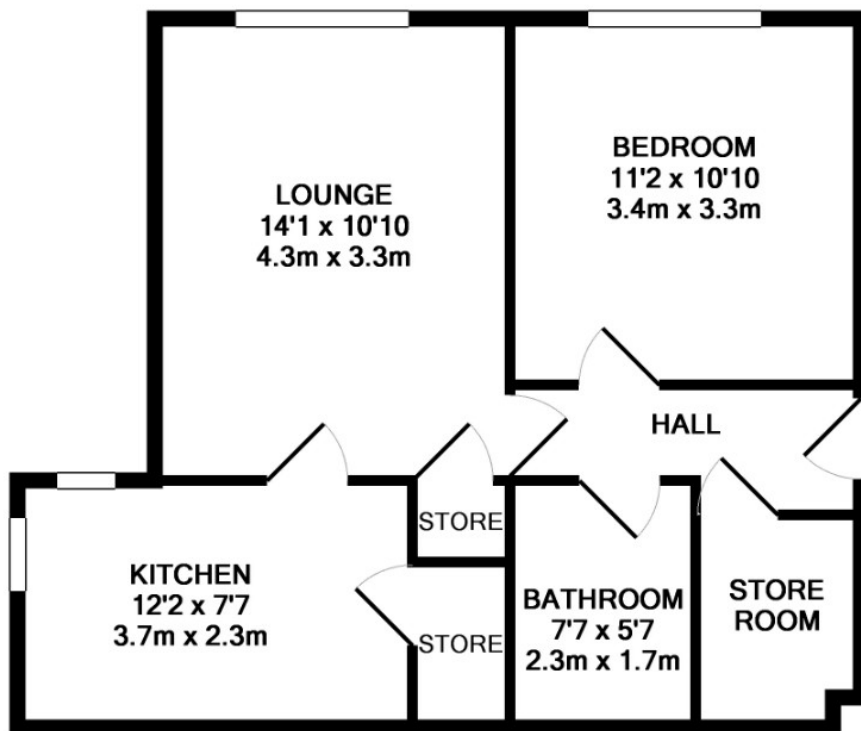
About Hayes - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

The district adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western Main Line to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via The Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

Hayes has a long history. The area appears in the Domesday Book of 1086. Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.





TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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