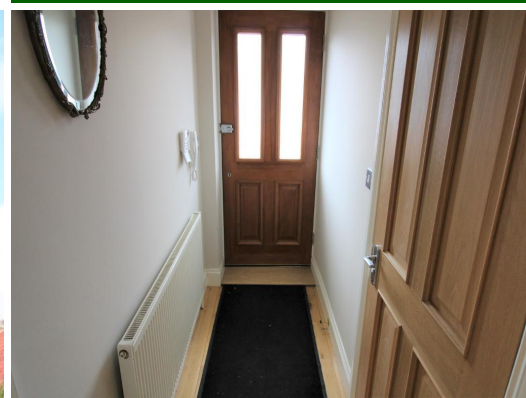


3 Bed Terraced House

Offers in Excess of  
**£450,000**



## Sherfield Mews UB3 2FG

SOLD BY CHARRSION DAVIS / SIMILAR PROPERTIES

**REQUIRED:** This well presented 3 bedroom house is a deceptively spacious accommodation situated in a private gated development. It includes a large living area with open planned dining area providing a perfect free flowing family space. A downstairs W.C, modern large fully integrated kitchen, private low maintenance rear garden, fitted bathroom and 3 double bedrooms one with ensuite W.C complete an ideal home.

This property also benefits from gas central heating, double glazed windows, allocated parking bay, secure gated entry system, real oak doors and flooring and quartz tiled flooring to the kitchen.

View Highly Recommended.

## Accommodation

3 Double Bedroom House

Real Oak Doors and  
Flooring

Private Gated Development

Fully Integrated Large  
Kitchen

Private Rear Garden

Three W.C's

Allocated Parking Bay

Freehold / EPC C

## Ground Floor

**Entrance Hall** - Real Oak flooring, staircase and doors, radiator and gate control entry system

**Downstairs W.C** - Low level W.C, wall mounted hand wash basin with storage under, extractor fan and tiled flooring

**Living Area** - 14' 8" x 10' 11" (4.49m x 3.35m) Fitted carpet, radiator and upvc double doors leading to garden

**Dining Area** - 12' 6" x 8' 10" (3.82m x 2.7m) Fitted carpet, radiator and rear aspect double glazed window

**Kitchen** - 11' 8" x 8' 10" (3.56m x 2.7m) Quartz tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, waste disposal unit, gas hob, extractor fan hood, integrated double electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, boiler and part tiled walls and splashbacks. Also includes LED lighted kickboards and double glazed front aspect windows



## First Floor

**Bedroom 1** - 12' 7" x 8' 10" (3.84m x 2.7m) Fitted carpet, radiator and rear aspect double glazed window

**Bedroom 2** - 12' 0" x 8' 10" (3.66m x 2.7m) Fitted carpet, radiator and front aspect double glazed window

**Ensuite WC** - Low level W.C, wall mounted hand wash basin with storage under

**Bedroom 3** - 9' 3" x 10' 11" (2.83m x 3.35m) Fitted carpet, radiator and rear aspect double glazed window

**Bathroom** - 5' 10" x 7' 3" (1.78m x 2.22m) Tiled flooring. Three-piece bathroom suite to include a panel enclosed jacuzzi bath with shower attachment, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks



## Exterior

**Gated Entrance** - Secure gated entrance with entry phone system.

**Parking** - Allocated bay for one vehicle.



**Tenure** - Freehold with £20.00 per month service charge covering secure gated entrance and lighting.

**Rear Garden** - Patio area with raised stocked borders.

**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 Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. 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.

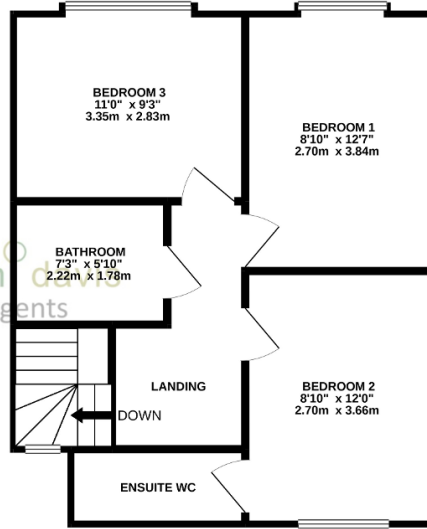
The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.



GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		