



## **Nine Acres Close UB3 1SW**

**SOLD BY CHARRSION DAVIS / SIMILAR PROPERTIES**

**REQUIRED:** This well presented 3 bedroom semi detached townhouse benefits from an enclosed low maintenance family friendly garden, quality fitted kitchen, downstairs W.C, open plan living area, 3 double bedrooms with ensuite shower room to main and family bathroom. Additional features include storage cupboards, double glazed windows and gas central heating.

This superb property is situated in a popular modern cul-de-sac style location within easy walking distance of local shops and bus routes to London Heathrow Airport and Hayes mainline station to Paddington (Crossrail due 2022).

## **Accommodation**

**3 Double Bedroom  
Townhouse**

**Bathroom, Ensuite Shower  
Room**

**& Downstairs W.C.**

**Gas Central  
Heating/Double Glazing**

**Spacious Living Area**

**Popular Modern Location**

**Freehold / EPC Rating C**

## Ground Floor

**Entrance** - Composite front door into hall and radiator.

**Living Room** - 18' 2" x 14' 9" (5.56m x 4.51m) Fitted Carpet, radiators, sliding doors to rear garden, double glazed window to rear aspect.

**Kitchen** - 10' 5" x 8' 3" (3.19m x 2.53m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, plumbing for a dishwasher and part tiled walls and splashbacks. Double glazed front aspect window.

**Downstairs W.C** - Ceramic tiled floor and heated towel rail. Hand basin on storage unit and low level W.C.

## First Floor

**Bedroom 2** - 14' 9" x 13' 7" (4.51m x 4.15m) Wood laminate flooring, radiator and double glazed windows.

**Bedroom 3** - 13' 6" x 8' 2" (4.13m x 2.5m) Wood laminate flooring, radiator and double glazed windows.

**Bathroom** - Ceramic tiled flooring, bathroom cabinet, electric shaver point and a chrome towel radiator. Three-piece bathroom suite to include a panel enclosed bath with integrated shower and glass screen, hand basin on storage unit, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

## Second Floor

**Bedroom 1** - 24' 0" x 14' 9" (7.32m x 4.51m) Wood laminate flooring, radiator and double glazed windows.

**Ensuite Shower Room** - Ceramic tiled floor, cabinet and chrome towel radiator. Back to wall low level W.C., hand basin on storage unit, electric shaver point and a fully tiled shower cubicle

## Exterior

**Rear Garden** - Laid to lawn

**Tenure** - Freehold





**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.





