



Acer Avenue UB4 9NR

DON'T MISS THIS! Stylish and contemporary living space for this beautifully presented and recently re-furbished 1 bedroom freehold house with 4/5 parking spaces! The property boasts a newly fitted kitchen (oct 2020) and a brand new bathroom (feb 21). Gas central heating and double glazed windows, double bedroom with fitted wardrobes and a private rear garden with a wood decked sun terrace and 3 lockable storage sheds. Built by 'Bovis' forming part of a much sought after development this excellent property is just a short walk to 'Tesco' superstore & the picturesque 'Yeading Marina' and 'Grand Union' canal. Convenient for access to the Hayes By-Pass, A40 & close to main bus route links for Northolt Station, Ealing and Hayes Town (Hayes & Harlington station with cross rail anticipated 2022).

Excellent First time Buy or Buy to Let. your earliest viewing is strongly recommended!

Accommodation

Outstanding 1 Bedroom
Freehold House

Recently Refurbished

New Kitchen + New
Bathroom

New Wood Flooring and
Carpets

4/5 Parking Spaces

Private Rear Garden

Close to Tesco
Superstore/Yeading Marina

'Bovis' built

Ground Floor

Lounge - 11' 7" x 10' 7" (3.55m x 3.25m) Double glazed front door into lounge - open plan to stairs, double glazed windows to front, radiator, new wood flooring through to -

Reverse View -

Kitchen (new Oct 2020) - 10' 7" x 7' 0" (3.25m x 2.15m) Attractive range of fitted wall, base & drawer units, fitted electric oven + gas hob and extractor hood, stainless steel sink with mixer tap, space for washing machine, double glazed windows to rear, radiator, double glazed door to garden.

Reverse View -

Landing - Access to loft, storage cupboard.

Double Bedroom - 10' 7" x 9' 8" (3.25m x 2.95m) Fitted wardrobes, radiator, double glazed windows to front, fitted carpet.

Reverse View -

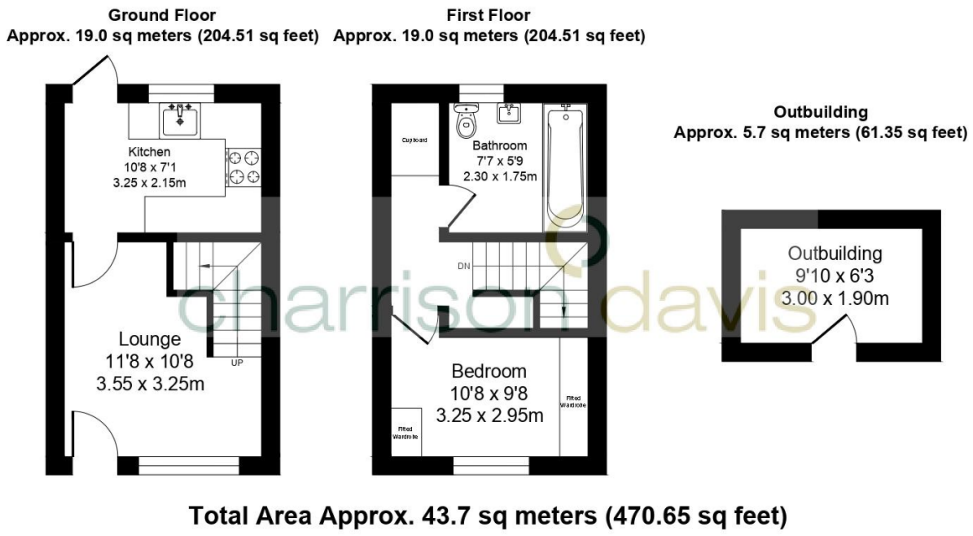
Bathroom (new Feb 21) - 7' 6" x 5' 8" (2.3m x 1.75m) New suite comprising panelled bath with tiled surround and shower attachment, hand wash basin, low level wc, radiator, double glazed windows to rear, fitted carpet.

outside - 30' approx rear garden with wooden decked sun terrace and paved area. 2 wooden sheds + 1 large walk-in shed (3.00 x 1.90) side access gate. 4 parking spaces (2 in front & 2 to the side of the property + visitors space).

Reverse View -







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		