

**4 Bed Semi Detached
Bungalow**

**Guide Price
£550,000**



Pinkwell Avenue UB3 1NG

4 BEDROOM BUNGALOW / GREAT LOCATION: A rare opportunity to acquire a 2 bedroom bungalow in a very convenient location near bus routes to Heathrow Airport, Hayes Towns facilities and Hayes and Harlington mainline station to Paddington (Crossrail due 2022). This property is also within easy reach of The Parkway and M4 and M25 motorway networks.

This semi detached home offers tremendous potential and features 2 bedrooms, lounge area with feature fireplace, extension with new shower room, and extended large kitchen.

Other benefits include low maintenance garden with garage to the rear, off street parking and double glazed windows. This property is perfect for those looking to create their own home.

Not to be missed

Accommodation

4 Bedrooms

Semi Detached House

Well Presented

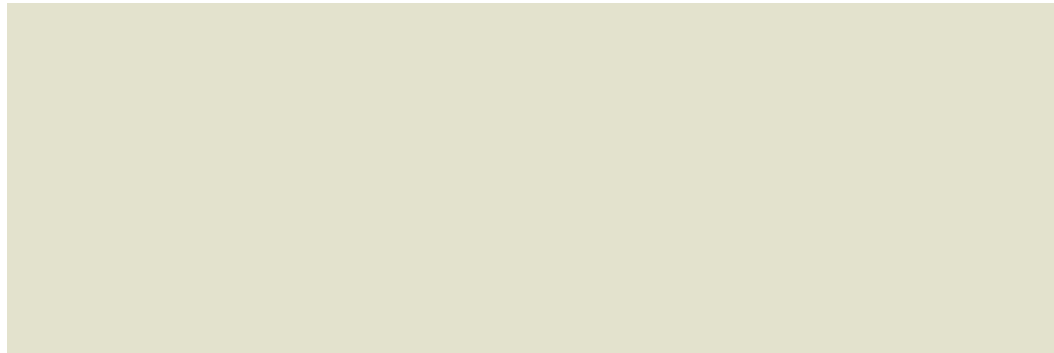
2 Reception Rooms

**Double Glazing / Gas
Central Heating**

Private Rear Garden

Garage

EPC Rating TBC / Freehold



Ground Floor

Entrance Hall - Fitted carpet, radiator and under stair storage.

Reception Room 1 - Fitted carpet, radiator and front aspect double glazed window.

Reception Room 2 - Fitted carpet, radiator and french doors leading to kitchen.

Kitchen - Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, integrated fridge/freezer, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window to aspect.

Bathroom - Tiled flooring and wall mounted heated towel rail. Four-piece bathroom suite to include a panel enclosed bath, pedestal hand basin with storage, shower cubicle, low level W.C. and part tiled walls. Frosted double glazed window.

Bedroom 4 - Fitted carpet, radiator and double glazed window.

Bedroom 3 - Fitted carpet, radiator and double glazed window.



First Floor

Bedroom 1 - Fitted carpet, radiator, double fitted wardrobe area and juliet balcony.

Un Suite Shower Room - Vinyl flooring and wall mounted heated towel rail. Three-piece shower suite to include a shower cubicle, pedestal hand basin, low level W.C. and part tiled walls. Frosted double glazed window.

Bedroom 2 - Fitted carpet, radiator and velux window.



Exterior

Outside Front - Off street parking for 3 cars.

Outside Rear - Patio area and laid to lawn.

Garage - Garage with rear access.

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.

Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2023. 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.

Council Tax -

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