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2 Bed Maisonette

Guide Price

£279,950

Douglas Crescent UB4 9BT

2 DOUBLE BEDROOMS / FIRST FLOOR FLAT: A 2 bedroom first floor flat situated in a popular residential location within walking distance of shopping facilities and bus routes to Uxbridge, Hayes Town centre and Hayes mainline station to Paddington (Crossrail due 2022).

This property features a large lounge, fitted kitchen, 2 double bedrooms, bathroom and separate W.C.

The property also benefits from gas central heating, doubled glazed windows, brick built shed and ample storage.

Accommodation

2 Double Bedrooms

First Floor Flat

Large Lounge

Gas Central Heating / Double Glazing

Separate W.C

No Upper Chain

EPC Rating D / Leasehold

First Floor

Entrance Hall - Fitted carpet, radiator, x 3 storage cupboards and access to the loft.

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

Reception Room - Fitted carpet, feature fireplace, radiator and double glazed window.

Bedroom 1 - Fitted carpet, radiator, fitted wardrobes and double glazed window.

Bedroom 2 - Fitted carpet, radiator and double glazed window.

Bathroom - Vinyl flooring and radiator. Two-piece bathroom suite to include a panel enclosed bath, shower attachment, pedestal hand basin and part tiled walls. Frosted double glazed window.

Separate W.C - Vinyl flooring. Pedestal hand basin, low level W.C. and frosted double glazed window.

Exterior

Outside - Communal garden and brick built storage cupboard.

Tenure - Leasehold: Approximately 91 years although Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately £568.36 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

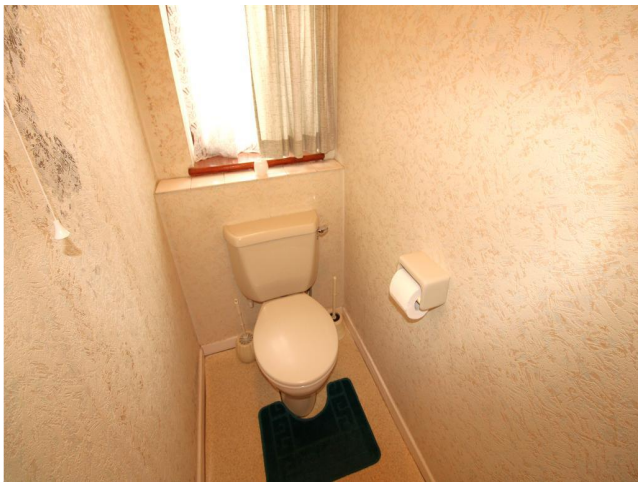
Ground Rent: £10.00 per annum (to be confirmed by Vendors solicitor)

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

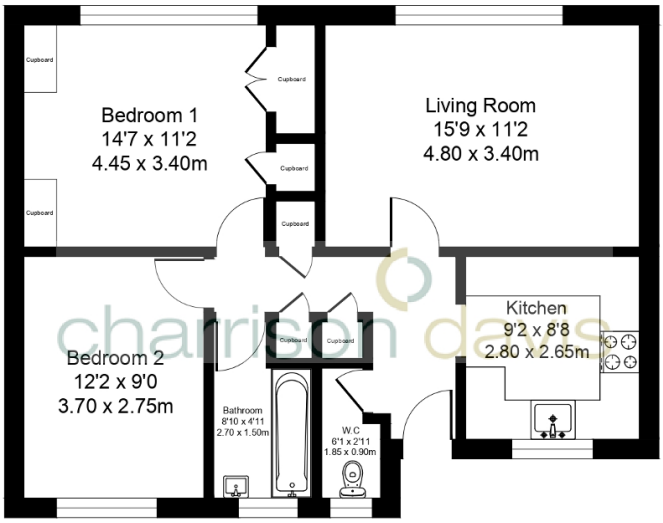
and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.
Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2020. 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.

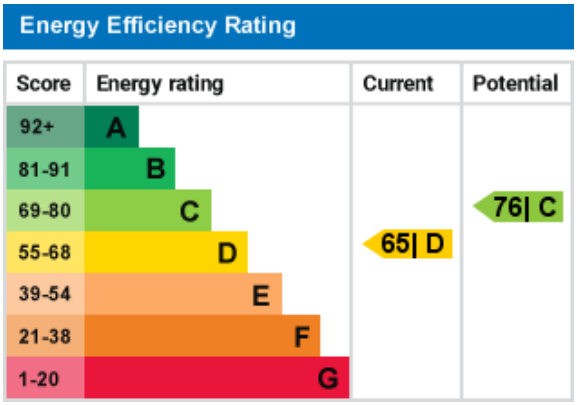
Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve,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



Floorplans



Total Area Approx. 64.5 sq meters (695.29 sq feet)



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