



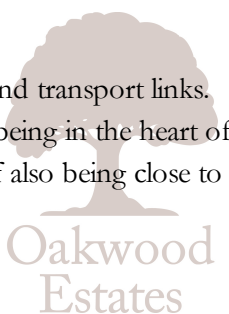
This impressive five/ six bedroom end of terrace family home at Townfield Road offers the ultimate in luxury family living. The property features a recently updated main residence in excellent condition throughout and the added benefit of a one-bedroom annex, perfect for extended family or guests.

The main residence boasts highly contemporary renovations transforming this residence into a glamorous living environment starting with a spacious 24ft living/ dining room, ideal for family gatherings, with a feature period fireplace in the lounge area and ample space for a large dining table.

A contemporary fitted kitchen with granite work surfaces and a downstairs WC add to the convenience. Upstairs, there are five bedrooms, two bathrooms (one en-suite to bedroom one), and a versatile fifth bedroom currently used as a study. Stairs from the study lead to a 17ft x 14ft loft room with further potential for add a walk-in wardrobe and en-suite shower or bathroom..

Outside, the property offers five off-road parking spaces via its block-paved driveway, and a rear garden with a block-paved patio and lawned area. Two outhouses provide additional storage.

Located in a sought-after family-friendly neighbourhood, with a variety of different schools, amenities and transport links. The property is located within walking distance from Hayes and Harlington Station (Elizabeth Line), and being in the heart of Hayes offers a short walk to Hayes Town with an array of local shops and cafes, with the added bonus of also being close to local superstores.





Property Information

- 

FIVE/ SIX BEDROOM FAMILY HOME
- 

24FT LIVING/ DINING ROOM
- 

ANNEX WITH INBUILT KITCHEN, BATHROOM AND BEDROOM
- 

PARKING FOR FIVE CARS
- 

THREE BATHROOMS (INCLUDING TWO EN-SUITE)
- 

END OF TERRACE FREEHOLD HOUSE
- 

CONSERVATORY
- 

SHUTTERS TO ALL WINDOWS
- 

DOWNSTAIRS WC
- 

EXCELLENT CONDITION THROUGHOUT



x6

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x5

Parking Spaces



Y

Garden



N

Garage

Internal (Ground Floor)

The main front door leads into the hallway boasting a tiled wood effect flooring with underfloor heating, a door leads to downstairs WC with close coupled WC and vanity unit, off the hallway is a separate annex perfect for extended family and guests this includes the following: a combined kitchen and lounge area with laminate flooring and wall and base level units with shelf bay window with shutters to front aspect, a door leads through to a lobby proving side access out to the garden and door to a bedroom also with laminate flooring, space for wardrobe and window with wooden shutters to rear aspect. Completing this annex is three piece shower room incorporating a shower cubicle, wash hand basin, and close couple WC.

The main residence benefits from having a contemporary fitted kitchen with granite worksurfaces and integrated appliances, tiled wood effect flooring with underfloor heating and also has a door leading out to the rear garden.

A 24ft Living/ Dining room with a feature period fireplace in the lounge area, herringbone parquet vinal flooring and enough space for large dining room table and chairs, perfect for family gatherings. There is a conservatory that leads from the living area with double door leading out to the rear garden.

Internal (First Floor)

Stairs lead up to a first floor landing which has door to bedroom one which has a window with shutters to side aspect and door leading to an en-suite shower room incorporating a double width shower cubicle with rainfall shower over, vanity unit and close coupled WC. Bedroom two is 15ft with a storage cupboard and two front aspect windows with wooden shutters. Bedroom three has fitted wardrobes and rear aspect window with wooden shutters, bedroom four fits a double bed and has front aspect window with wooden shutters. There is a four piece family bathroom suite with clawfoot bathtub and wall mounted telephone style mixer tap, shower cubicle, vanity unit incorporating wash hand basin with mixer taps and close coupled WC. Completing the first floor layout is bedroom five/ study, this is currently being used as a study/ office space and has window to front aspect with wooden shutters, stairs leading up to the loft room.

Internal (Second Floor)

Stairs lead up from the study/ bedroom 5 to this loft room, which I can only say is versatile to everyone's needs. This could be used as a bedroom, studio, office space the list is endless, and the added bonus here is that at either end of this 17 ft x 14ft loft room are walk in storage cupboards which could be utilized as a walk in wardrobes and en-suite shower room subject to the appropriate building regulation approval.

External

The front garden is mainly block paved providing parking for up to 5 cars, there is a side access gate leading through to the rear garden.

The rear garden has block paving, placed so you have two patios one where there is outside seating area and another covered to provide enough space for table and chairs for those evening dining 'Alfresco'. There is a lawned area and two outhouses provided ample storage for garden furniture.

Location

Located in a sought-after family-friendly neighbourhood, with a variety of different schools, amenities and transport links. The property is located within walking distance from Hayes and Harlington Station (Elizabeth Line), and being in the heart of Hayes offers a short walk to Hayes Town with an array of local shops and cafes, with the added bonus of also being close to local superstores.

Council Tax

Band D = £1,952.38

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

