

# 100

West End Lane  
Hayes  
Middlesex  
UB3 5LY

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**RWHITLEY**  
Est. 1938 & CO

# Offers In Excess Of £600,000



- Extended Semi-Detached House
- Three/Four Bedrooms
- Large Living Room
- Entertainers Kitchen/Dining Room
- Study/Bedroom 4
- First Floor Family Bathroom
- Ground Floor Shower Room
- Parking
- Ample Storage

## DESCRIPTION

An opportunity to purchase an extended three/four bedroom semi-detached house which meets the needs of the larger or growing family. The property, which has been subject to a double storey side extension and single storey rear extension, offers great family accommodation whilst providing the opportunity for a new owner to stamp their own mark. The house, which is well worthy of your early inspection, is situated in a convenient location within easy access of London Heathrow Airport. To the ground floor there is an entrance hall with double doors to a living room with bay window, 24'2 wide dining room which is open plan to the kitchen and is the perfect space for day to day living and to entertain, large study (or 4th bedroom),

shower room and a storage room. Stairs from the entrance hall lead to the first floor landing which provides access to three bedrooms (two doubles and a single) and a family bathroom.

## OUTSIDE

Front: A dropped kerb provides vehicular access to a hard standing area of parking. Rear: Extensive paving with area laid to lawn. Raised brick planter. Useful store.

## LOCATION

The property is located within walking distance of bus routes. Hayes and Harlington Mainline Station (on the Elizabeth Line), London Heathrow Airport, The Motorway Network such as the M4 and M25 as well as Stockley Business Park are all within easy motoring distance as are the important centres of Hayes, Hounslow, West Drayton & Slough.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



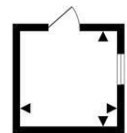
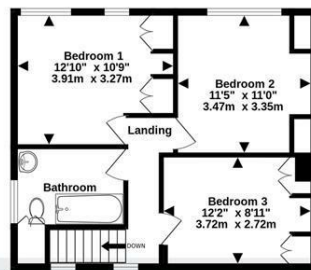
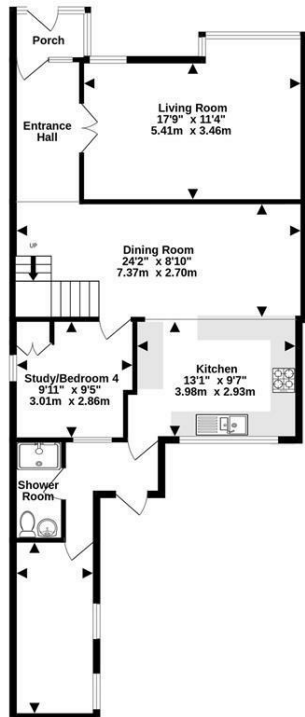




GROUND FLOOR  
905 sq.ft. (84.0 sq.m.) approx.

FIRST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

OUTBUILDING  
68 sq.ft. (6.3 sq.m.) approx.



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TOTAL FLOOR AREA EXCLUDES OUTBUILDING

TOTAL FLOOR AREA : 1386sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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