

95

Hayes End Road  
Hayes  
Middlesex  
UB4 8EL

RWHITLEY  
Est. 1938 & CO

# Guide Price £520,000



- Three Bedroom Semi-Detached House
- Living Room with Bay Window
- Dining Room
- Kitchen
- Sun Room
- Upstairs Bathroom
- Garage
- Gas Central Heating
- No Onward Chain

## DESCRIPTION

This spacious, well planned three bedroom semi-detached house is sold with no onward chain complications and requires modernisation and refurbishment to unlock its full potential. The accommodation comprises an entrance porch providing access to a generous hallway, living room with attractive bay window, dining room, sun room with doors out to the rear garden and galley style kitchen. There is also a downstairs WC accessible from the kitchen. Stairs from the entrance hallway lead to the first floor landing providing access to the generous main double bedroom with bay window, second double bedroom, third bedroom and bathroom.

## OUTSIDE

Front: Dropped kerb provides access to the block paved driveway, extending to the side of the property to provide access to the garage located at the rear of the property. Balance laid to lawn.

Rear: Patio area with the balance mainly laid to lawn.

## LOCATION

The property is situated within a short walk of bus routes and the Uxbridge Road with a range of shops. Hayes Town with mainline railway station, Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

## HEATING & HOT WATER

A gas boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder.

## COUNCIL TAX

We understand that the current council tax band is E.

## 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



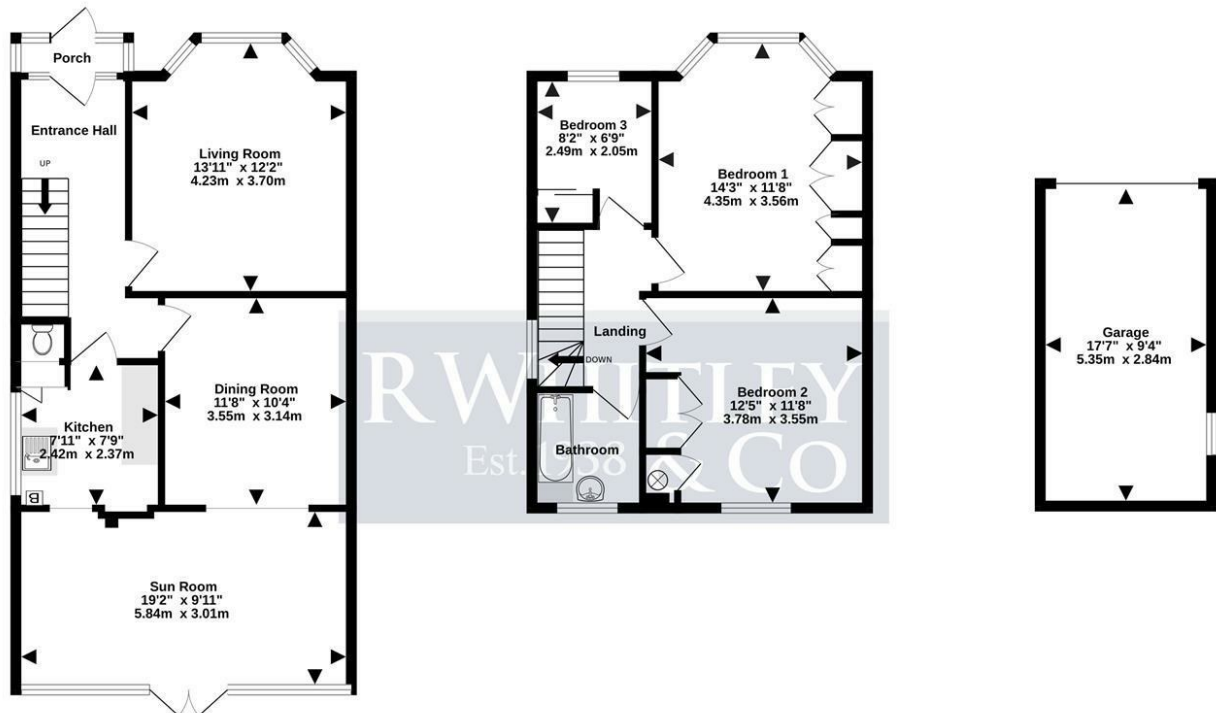




GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.

FIRST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

GARAGE  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 1079sq.ft. (100.2 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

