



**£615,000 Freehold**

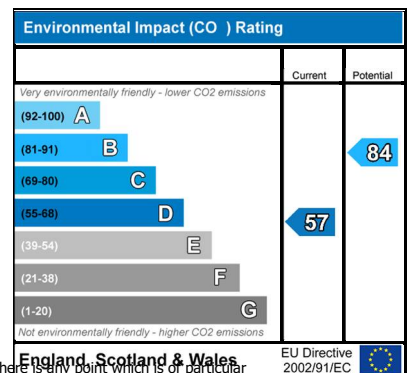
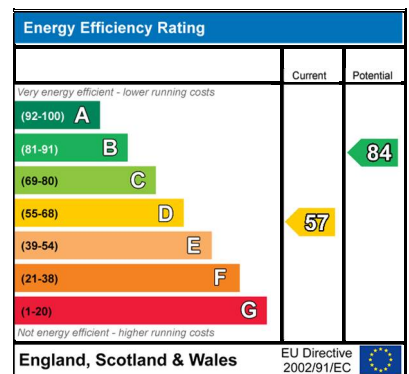
**Crowland Avenue, Hayes, UB3**

**GREAT LOCATION!** Simple Estate Agents present to the market this extended semi-detached house located in a popular road in South Hayes. The property benefits from two reception room, two bathroom/shower rooms and outbuilding. The property is located a short walk from Hayes and Harlington Station, ASDA, bus stops Heathrow and other local amenities.....

# Crowland Avenue, Hayes, UB3

## Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 24 sec (262 ft) ? Continue on Coldharbour Ln to Hayes Town 1 min (0.2 mi) ? Take Station Rd to Crowland Ave 5 min (0.8 mi) UB3 4JW Crowland Ave, Hayes



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.