



£634,950 Freehold

North Hyde Road, Hayes, UB3

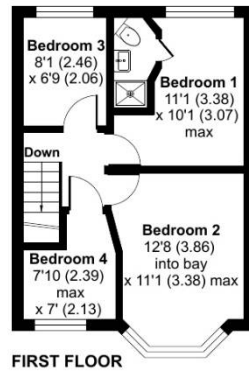
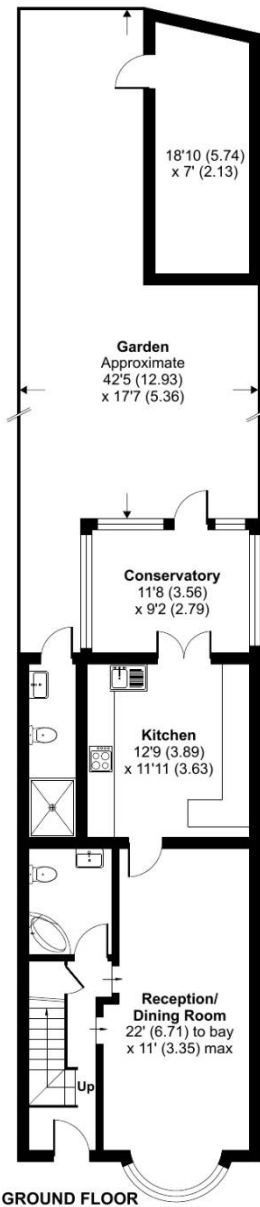
Simple Estate Agents present to the market this spacious 4 bed extended home located close to Hayes Station. The property benefits from ample off street parking, through lounge, 3 bathroom shower rooms, four good size bedrooms and an outbuilding. The property is located a short walk to Hayes and Harlington Station, bus stops, ASDA and local schools. Call and speak to our sales team to arrange a viewing..

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Approximate Area = 1037 sq ft / 96.3 sq m  
 Outbuilding = 170 sq ft / 15.7 sq m  
 Total = 1207 sq ft / 112.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Simple Estate Agents. REF: 1135807

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east towards Hunters Grove 138 ft Turn left onto Hunters Grove 128 ft Turn left onto Coldharbour Ln ? 0.2 mi At the roundabout, continue straight onto Botwell Ln ? 217 ft At the roundabout, take the 1st exit ? 167 ft Continue onto Station Rd Go through 1 roundabout ? 0.5 mi Turn left onto N Hyde Rd Destination will be on the right ? 0.3 mi UB3 4NW N Hyde Rd, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.