



## £610,000 Freehold

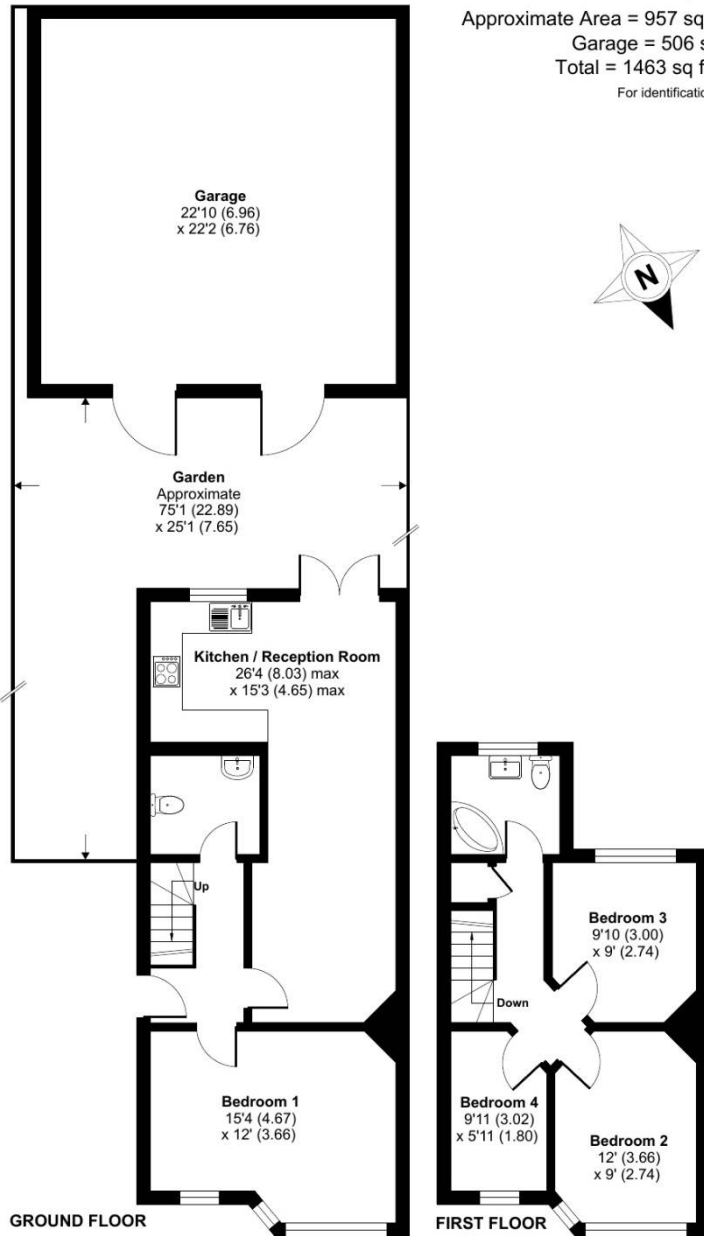
Delamere Road, Hayes, UB4

GREAT POTENTIAL!! Simple Estate Agents present to the market this extended three bed semi-detached house located a short walk to Uxbridge Road with potential to extend (STPP). The property benefits from off street parking, 1.5 bathrooms, large rear garden and large garage to name a few. The property is close proximity to the main road, bus stops, shops and Schools. Call now to arrange a viewing to see what can be...

# Delamere Road, Hayes, UB4

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Approximate Area = 957 sq ft / 88.9 sq m  
 Garage = 506 sq ft / 47 sq m  
 Total = 1463 sq ft / 135.9 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Simple Estate Agents. REF: 1183906

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>		<b>76</b>
(55-68) <b>D</b>	<b>65</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 on Coldharbour Ln towards Hunters Grove ? 0.7 mi Use the right 2 lanes to turn right onto Uxbridge Rd/A4020 ? 0.3 mi At the roundabout, take the 2nd exit and stay on Uxbridge Rd/A4020 ? 0.5 mi Turn left onto Delamere Rd Destination will be on the left ? 276 ft UB4 0NN Delamere 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>		<b>76</b>
(55-68) <b>D</b>	<b>65</b>	
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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.