



£650,000 Freehold

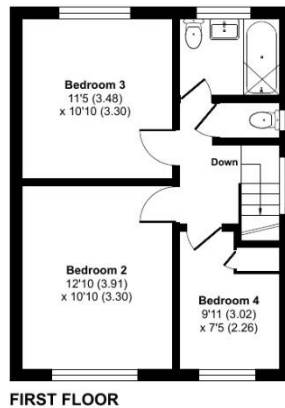
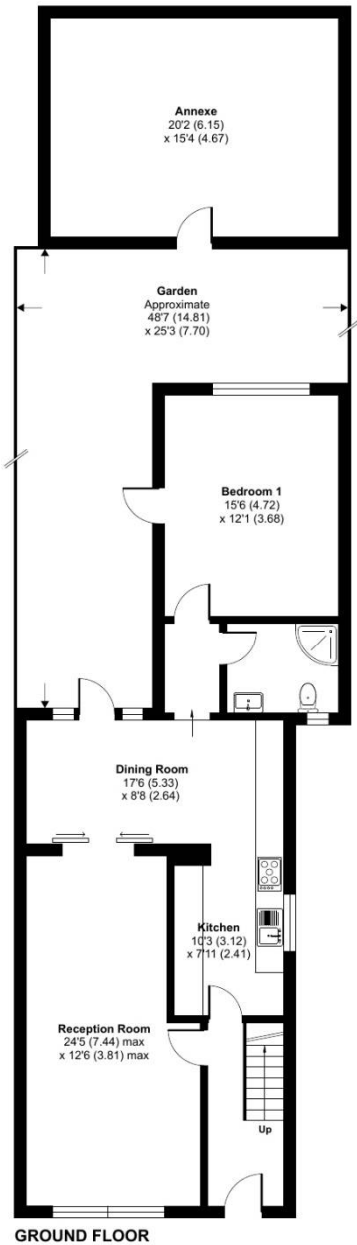
Uxbridge Road, Hayes, UB4

Simple Estate Agents present to the market this good size 4 bed extended semi-detached house located in a great location. The property benefits from off street parking, porch, four good size bedrooms, two bathrooms, through lounge, annexe at rear of garden to name a few. The property is located close to bus stops, local shops, locals schools such as Guru Nanak Sikh Academy and other local amenities. This is a great home for all the family, therefore we expect demand to be high....

Uxbridge Road, Hayes, UB4

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Approximate Area = 1329 sq ft / 123.4 sq m
 Annexe = 309 sq ft / 28.7 sq m
 Total = 1638 sq ft / 152.1 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). © ncheom 2024. Produced for Simple Estate Agents. REF: 1073651

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east towards Hunters Grove 138 ft
 Turn left onto Hunters Grove 125 ft Turn right onto Coldharbour Ln ? 0.7 mi Turn
 right onto Uxbridge Rd/A4020 ? 0.3 mi At the roundabout, take the 2nd exit and
 stay on Uxbridge Rd/A4020 ? 0.2 mi Turn left onto Uxbridge Rd ? 66 ft Turn left to
 stay on Uxbridge Rd Destination will be on the right ? 0.1 mi UB4 OJG Uxbridge
 Rd, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		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.