



£650,000 Freehold

Evergreen Way, Hayes, UB3

ROOM FOR ALL THE FAMILY!! Simple Estate Agents present to the market this spacious four bed and 2.5 bath extended semi-detached house located in a quiet cul de sac location. The property benefits from off street parking, 2.5 bath/shower rooms, two reception rooms, outside storage and hardstanding garden. The property is located in a residential cul de sac road, close to Hayes town. walking distance to Hayes Station and other local amenities. This has been a family home for the current owners for the last 26 years, so would be great for a family looking to set down some roots in the area....

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CAPTURE DATE: 22/03/2021 LASER SCAN POINTS: 7,714,859

GROSS INTERNAL AREA

139.65 sqm / 1503.18 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
139.65 sqm / 1503.18 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
120.03 sqm / 1291.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 140.79 sqm / 1515.45 sqft
IPMS 3C RESIDENTIAL 132.62 sqm / 1427.51 sqft
SPEC ID: 604b79f8978ac9d0d966dabe7

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

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 29 s (322 ft) Turn right onto Coldharbour Ln 31 s (446 ft) Continue on East Way. Take Townfield Rd and Compton Rd to Evergreen Way 3 min (0.6 mi) UB3 2BJ Evergreen Way, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 WHATEVER IN RELATION TO THIS PROPERTY.