









Dunedin Way, Hayes, UB4 9LG

£575,000

- Five Double Bedrooms
- Two Modern Bathroom Suites
- Off Street Parking
- North Hayes
- Townhouse

- Great Investment Opportunity
- Walking Distance to Shops + Amenities
- Private Rear Garden
- Good School Catchments
- 1400 Sq Ft

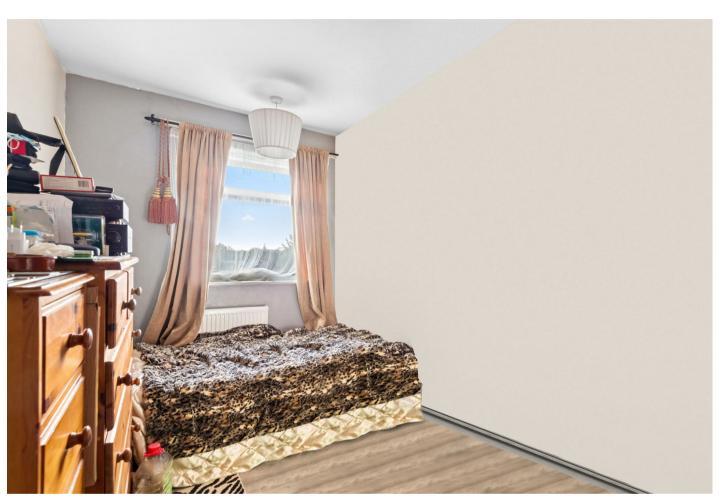
Description

Offering easy access to both Yeading Lane & Kingshill Avenue, which is perfect for a large family or investors looking for a great return. This 1400 Sq Ft Five double bedroom townhouse offers generously proportioned sized rooms, split over three floors.

The ground floor comprises of two double bedrooms, Kitchenette and a downstairs shower room. On the first floor, there is a generous 29ft open plan reception/diner and kitchen area with a newly renovated bathroom on this level also. To the top floor which consists of 3 double bedrooms and a modern family bathroom suite. Externally the property comes with off street parking to the front of the house and a private garden to the rear.

Situation

Dunedin Way is a residential road in North Hayes offering easy access to a number of local amenities including both Yeading Lane & Kingshill Avenue. A stones throw from a variety of shops along with a number of highly regarded schools including St Raphael's primary school. Accessible to road links with the M4/M25 and the A40 all within a short drive.



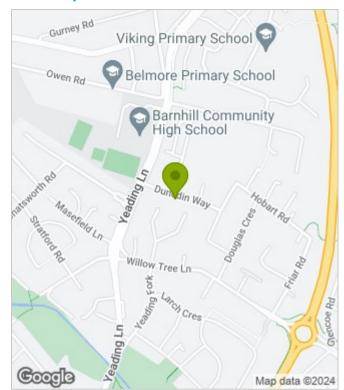




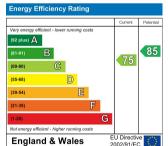
Floor Plans

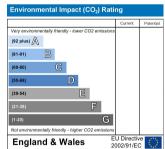
Dunedin Way, UB4 Approximate Area = 130.1 sq m / 1400 sq ft For identification only - Not to scale Garden = Ceiling Height 14.42 x 5.20 47'4 x 17'1 = Reduced headroom below 1.5m / 5'0 Bedroom Kitchen Bedroom 3.08 x 2.09 Bedroom 3.07 x 2.06 3.80 x 2.61 10'1 x 6'10 4.37 max x 2.77 12'6 x 8'7 10'1 x 6'9 14'4 x 9'1 Reception Room / Kitchen / Diner 8.91 max x 4.91 max 29'3 x 16'1 Dn (CH 77/2.30) Bedroom 4.50 x 2.52 max Bedroom 14'9 x 8'3 3.52 x 2.75 max CH 8'5/2.57 11'7 x 9'0 CH 80/2.43 Second Floor **Ground Floor** First Floor Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2023. MILLER Produced for Allday & Miller. estate agents

Area Map



Energy Performance Graph





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