









Warley Avenue, Hayes, UB4 0QZ

£540,000

- Semi Detached House
- Three / Four Bedrooms
- Large Rear Garden
- Off Street Parking

- Extended To The Rear
- No Upper Chain
- Prime Location
- Self Contained Outhouse

## **Description**

Set in the prime location this property brought to the market with great potential comprises of a welcoming entrance, a reception/bedroom, living area, a fitted kitchen/ dining room which provides access to the rear garden.

Rising to the first floor features three bedrooms and a family bathroom with separate WC.

Externally there is a front driveway space for off street parking. To the rear is a private rear garden mainly laid to lawn and an outbuilding including a bedroom, reception room and fitted kitchen.

## **Situation**

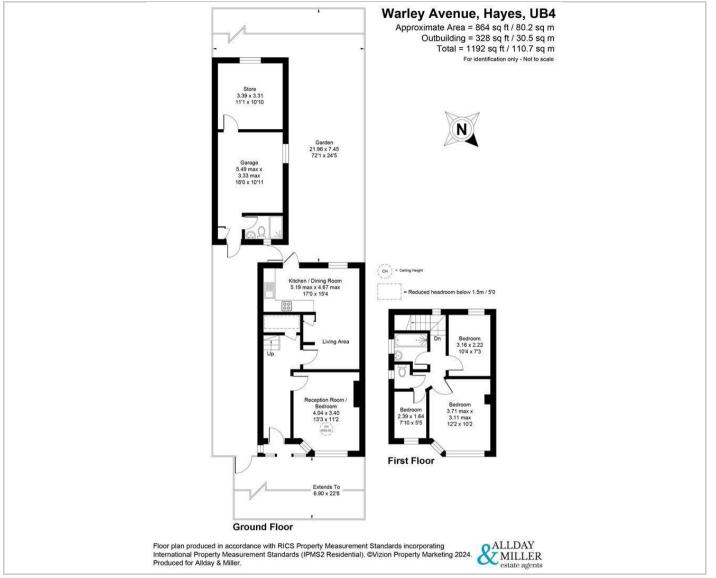
Warley Road with its easy access to a number of local amenities including the Uxbridge Road with its variety of local shops, cafes, restaurants, take aways and coffee shops. The area is served by a number of highly regarded schools including Hayes Park and Barnhill community high school. For the motorist the M4/M25 and the A40 all within a short drive. Hayes and Harlington station being just a 10 minute drive with the Elizabeth Line giving easy links to Central London and the surrounding areas.

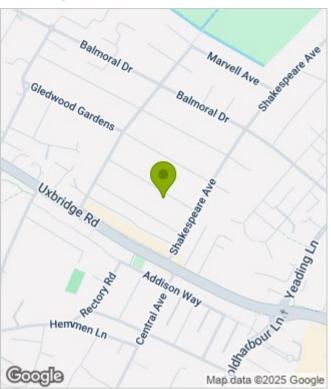




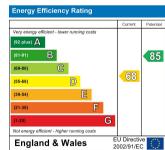


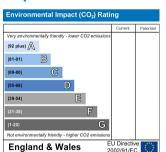
## Floor Plans Area Map





## **Energy Performance Graph**





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