



### **Victoria Close, Hayes, Middlesex, UB3 2PW**

This is truly a delightful detached 'chalet' style bungalow with 3/4 bedrooms and a garage. Situated in a popular residential area close to a choice of schools, walking distance to the Uxbridge Road and bus route links for Uxbridge, Stockley Park, Heathrow, Southall & Hayes Town (Hayes & Harlington station with Cross Rail now open). The property is tastefully decorated and offers modern and stylish living space throughout with a good sized modern fitted kitchen, lounge overlooking a pretty rear garden, separate dining room, study/guests bedroom, downstairs double bedroom & a modern bathroom/toilet. Upstairs has 2 further bedrooms and a separate toilet, to the rear is a well tended lawn with a paved surround + a feature 22' detached garden annexe separated into 3 rooms, residence private parking is provided with a garage and a parking bay which are situated just a short walk from the property.  
Viewing strongly advised.

**Offers In The Region Of £535,000**

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Spacious Entrance Hall



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**Lounge**

12'1" x 10'2" (3.70 x 3.10)



**Dining room**

10'2" x 7'10" (3.10 x 2.40)



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**Fitted Kitchen**

10'2" x 9'10" (3.10 x 3.00)



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**Downstairs Double Bedroom**

9'10" x 9'10" (3.00 x 3.00)



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Bathroom



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**Study/Guests Bedroom**

7'10" x 5'10" (2.40 x 1.80)



**1st Floor/Landing**

**Bedroom**

15'8" x 9'10" (4.80 x 3.00)



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**Bedroom**  
8'10" x 7'10" (2.70 x 2.40)





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Toilet



Outside



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Garage



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Floor Plan

Approximate Gross Internal Floor Area : 107.40 sq m / 1156.04 sq ft



Illustration purposes only. All measurements are approximate.

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>86</p>

**England & Wales**

EU Directive  
2002/91/EC



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