



Bradenham Road, Hayes, Middlesex, UB4 8LR

This is a very spacious 3/4 bedroom extended 'Nash' built semi detached family house situated in a most desirable area of North Hayes near to Hayes park primary school and Kingshill shopping parade with excellent transport links for Uxbridge, Northolt, Ealing, A40-London, Heathrow, Southall & Hayes Town (Hayes & Harlington station with Cross Rail now open). The property is well presented and modernised throughout with gas central heating (modern combination type boiler) and double glazed windows with the accommodation providing you with an extended entrance hall, downstairs toilet, lounge (occasional bedroom), family/tv room, kitchen/diner extension and utility room. Upstairs has loft space suitable for conversion stpp, 3 double bedrooms and a modern bathroom + plumbed shower unit. Outside has a picturesque 70' approx rear garden with a patio, well tended lawn, variety of shrubs and flowers + an L-shaped storage/workshop. Own Drive to the front parks 2 cars + shared a drive to the side. NO UPPER CHAIN! Viewing strongly recommended!

Offers In The Region Of £550,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

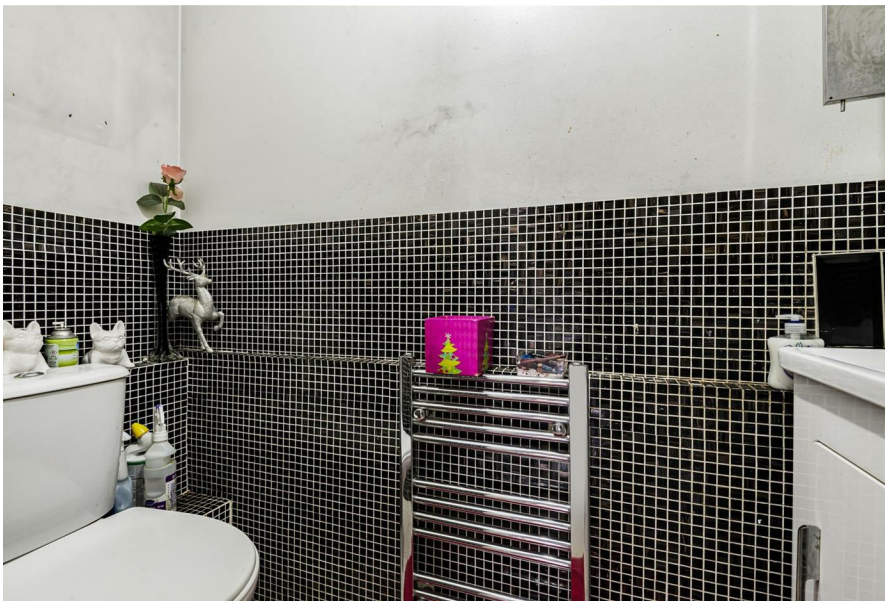
Email: info@charrisondavis.com www.charrisondavis.co.uk

48 Bradenham Road, Hayes, Middlesex UB4 8LR

Lounge/4th Bedroom
13'2" x 11'6" (4.02 x 3.52)



Downstairs Toilet



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Family/TV Room Area
14'10" x 10' (4.52m x 3.05m)



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Kitchen/Dining Room Extension

26'10 x 17'4 (8.18m x 5.28m)



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Bedroom 1

13'3" x 9'10" (4.04 x 3.00)



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Bedroom 2

10'11" x 9'10" (3.35 x 3.00)



Bedroom 3

9'11" x 6'10" (3.04 x 2.09)



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Bathroom



Rear Garden



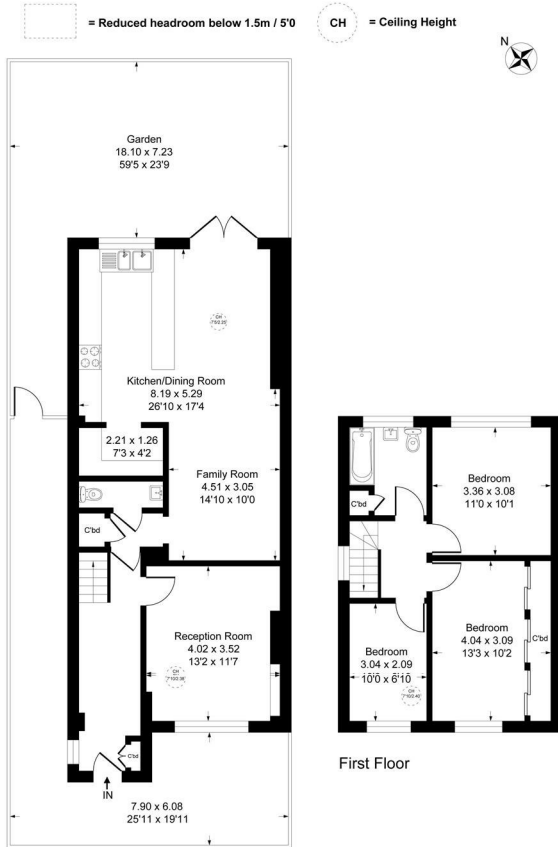
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Floor Plan

Approximate Gross Internal Area = 108.0 sq m / 1163 sq ft



Ground Floor

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such any prospective purchaser.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</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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