



Dawley Road, Hayes, Middlesex, UB3 1LX

POTENTIAL!! POTENTIAL!!

A substantial 5/6 Bedroom family house with additional potential to create an HMO / Buy-to-Let or even a Flat Conversion stpp. This spacious property offers generous sized rooms and high ceilings throughout and also boasts a huge rear garden. The accommodation provides an entrance hall, reception room (currently used as a ground floor bedroom) separate lounge, downstairs shower room, separate toilet, kitchen/dining room, utility room and conservatory, the first floor has 4 bedrooms and a bathroom with the loft having been converted into a large master bedroom with en-suite bathroom/toilet. The property is conveniently located close to local shops, schools, ASDA Superstore, Hayes Town (Hayes & Harlington station with Cross Rail now open) with transport links on hand for Heathrow, Hounslow Southall, Uxbridge and the M4/M25.

NO UPPER CHAIN!

Offers In Excess Of £650,000

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

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Entrance Hall

Feature 'parquet' flooring, stairs to the first floor, radiator.

Reception Room/Bedroom

14'3" 12'3" (4.35 3.75)

Double glazed Bay window to front aspect, feature 'parquet' flooring, radiator.



Downstairs Shower Room

Walk-in tiled shower, hand wash basin, window to side aspect, tiled walls & flooring.

Downstairs Toilet

Low level wc.

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Lounge

11'7" x 11'5" (3.55 x 3.50)

Radiator, laminate wood flooring.



Reverse view



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Kitchen/Diner

19'4" x 10'9" (5.90 x 3.30)

Fitted wall & base units + breakfast bar, stainless steel sink unit with ,mixer tap, ,fitted double oven with separate Halogen hob & stainless steel extractor hood, double glazed window to rear aspect, downlights, double glazed sliding doors to conservatory.



Alternative View



Utility Room

Plumbed for washing machine and space for tumble dryer.

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Conservatory

18'4" x 9'10" (5.60 x 3.00)

Double glazed windows and door to garden.



1st Floor/Landing

Double glazed window to side aspect, stairs up into the loft conversion.

Bedroom

14'3" x 9'10" (4.35 x 3.00)

Double glazed Bay window to front aspect, radiator, laminate wood flooring.



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Alternative View



Bedroom

12'1" x 11'5" (3.70 x 3.50)

Double glazed windows to rear aspect, radiator, laminate wood flooring.

Bedroom

10'2" x 9'2" (3.10 x 2.80)

Double glazed windows to rear aspect, fitted wardrobes, radiator, laminate wood flooring.



Bedroom

8'2" x 7'2" (2.50 x 2.20)

Double glazed windows to front aspect, radiator, laminate wood flooring.

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Bathroom

Corner bath, hand wash basin, low level wc, tiled walls, downlights, double glazed windows to side aspect, heated towel rail.



Loft Conversion/Master Bedroom

18'0" x 15'1" (5.50 x 4.60)

Double glazed windows to front & rear aspect, eaves storage, laminate wood flooring.



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En-Suite

Panelled bath + shower attachment & screen, hand wash basin, low level wc, tiled walls & flooring, downlights, double glazed window to rear aspect



Outside

150' approx rear garden with a huge lawned area + side access gate.



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End of Garden

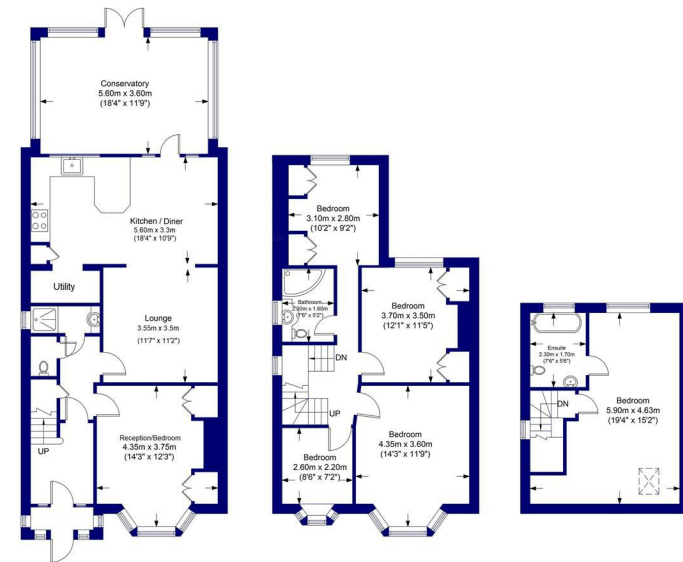


Parking

Own drive to the front provides off street parking for 2 cars.

Floor Plan

Approximate Gross Internal Floor Area : 163.66 sq m / 1761.62 sq ft



Ground Floor

First Floor

Second 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 item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

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>53</p>	<p>77</p>

England & Wales

EU Directive
2002/91/EC



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