



Strone Way, Hayes, Middlesex, UB4 9RU

SPECIAL BUYERS CASH BACK IF BOUGHT THROUGH US!

NO UPPER CHAIN for this stunning 4 bedroom detached and extended family house built by 'Bovis'. This attractive property is located within a much sought after development close to a Tesco superstore and Yeading Marina, transport links are available for Northolt station, A40-London, Heathrow, Ealing, Southall, M4/M25 and Hayes Town with Cross Rail now open. This spacious and well presented residence has an entrance hall, fitted kitchen, downstairs toilet, a sizeable and extended L shaped lounge/dining family room with upstairs having 4 bedrooms, (master bedroom with en-suite shower room/toilet), family bathroom and loft storage space. Outside has an integral garage with a brick paved own drive providing parking for several cars and to the rear is a pretty & enclosed rear garden.

Asking Price £699,950

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Enclosed Porch

Entrance Hall

Carpeted stairs to the first floor, radiator, understairs cupboard, laminate wood flooring.

Fitted Kitchen

9'8" x 8'7" (2.95 x 2.62)

Range of fitted wall & base units, stainless steel sink with mixer tap, electric cooker point + extractor hood, space for washing machine, double glazed windows to front aspect, heated towel rail, tiled floor.



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Downstairs Toilet

Low level wc, hand wash basin, double glazed window to rear aspect, heated towel rail.



L shaped Lounge/Dining Room

24'11" 17'1" (7.62 5.21)

Double glazed windows to rear aspect, 2 radiators, laminate wood flooring



Extension

13'5" x 6'7" (4.11 x 2.03)

Double glazed windows to side & rear aspect, double glazed door to garden.

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Reverse View



Alternative View



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Alternative View



1st Floor/Landing

Airing cupboard housing hot water cylinder, access to loft, laminate wood flooring.

Master Bedroom

20'8" x 7'6" (6.32 x 2.31)

Range of fitted wardrobes & cupboards, double glazed windows to rear aspect, electric radiator, laminate wood flooring.



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Reverse View



En-Suite

Walk-in tiled shower, hand wash basin with tiled surround, low level wc, double glazed window to side aspect, heated towel rail, laminate wood flooring.



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Bedroom 2

18'0" x 7'8" (5.51 x 2.34)

Built-in wardrobes, double glazed windows to front & rear aspect, laminate wood flooring.



Reverse View



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Bedroom 3

9'3" x 9'1" (2.83 x 2.77)

Fitted wardrobes, double glazed windows to front aspect, radiator, laminate wood flooring.



Reverse View



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Bedroom 4

15'3" x 5'6" (4.65 x 1.70)

Fitted wardrobes, double glazed windows to rear aspect, laminate wood flooring.



Reverse View

Family Bathroom

Modern style suite comprising panelled bath + plumbed shower, screen and tiled surround, hand wash basin, low level wc, double glazed windows to front aspect, heated towel rail, laminate wood flooring.



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Outside

Pretty rear garden.

Reverse view



Alternative View



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Alternative View



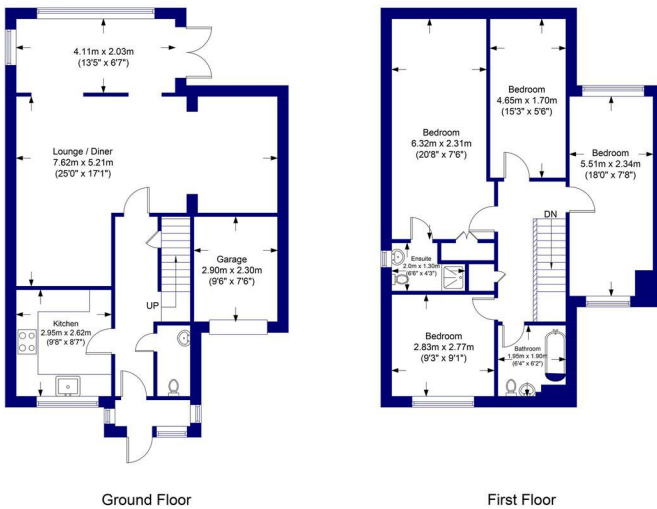
Alternative View

Integral garage

Up & over type door approached via a brick paved own drive with parking for several cars.

Floor Plan

Approximate Gross Internal Floor Area : 128.15 sq m / 1379.39 sq ft



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>75</p>	<p>85</p>

England & Wales

EU Directive
2002/91/EC



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