



Field Close, Hayes, UB3 5ND

Located in a popular cul de sac a short distance from shops & bus routes at Harlington Village and also the popular William Byrd primary School is this refurbished and extended semi det house offered for sale with vacant possession and also with the benefit of a detached outbuilding to the rear. The house comprises entrance hall, 2 reception rooms, modern fitted kitchen, 3 double bedrooms all with en suite shower rooms and a excellent loft room that as previously been used as a 4th bedroom. Externally there are gardens to front & rear along with off street parking via own drive leading to garage....VIEWING IS HIGHLY ADVISED.

Offers In Excess Of £620,000

5. Field Close, Hayes, UB3 5ND

living room



dining room



5. Field Close, Hayes, UB3 5ND



fitted kitchen



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bedroom 3



shower room



5. Field Close, Hayes, UB3 5ND

bedroom 1



5. Field Close, Hayes, UB3 5ND

en suite



bedroom 2



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en suite



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loft room / bedroom 4



annex living room



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utility room



shower room



5. Field Close, Hayes, UB3 5ND

bedroom 1



bedroom 2



5. Field Close, Hayes, UB3 5ND

rear garden



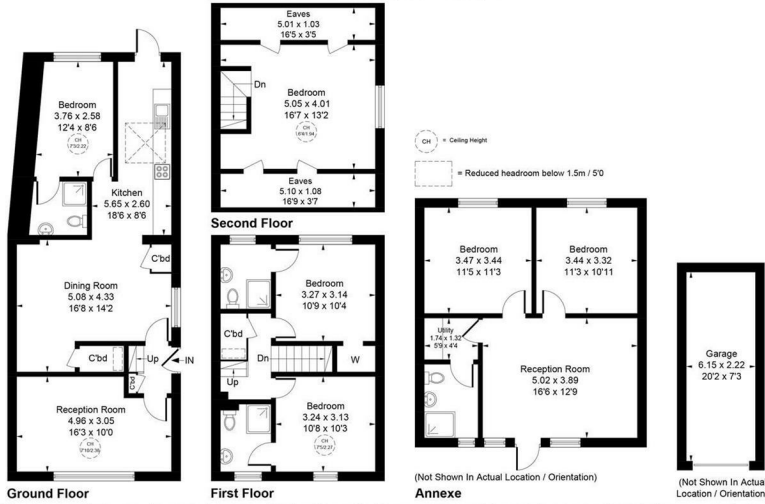
floorplan



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Approximate Gross Internal Area (Excluding Eaves)

124.01 sq m / 1335 sq ft
 Annexe = 52.29 sq m / 563 sq ft
 Garage = 14.02 sq m / 151 sq ft
 Total = 190.32 sq m / 2049 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 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 by any prospective purchase.

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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>		

England & Wales

EU Directive
2002/91/EC



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