



Botwell Common Road, Hayes, Middlesex, UB3 1JD

****SPECIAL BUYER CASH BACK IF PURCHASED VIA CHARRISON DAVIS ESTATE AGENTS****

DO NOT MISS THIS! FANTASTIC POTENTIAL!

4 DOUBLE BEDROOM SEMI DETACHED HOUSE - REQUIRING REDECORATION WITH NO UPPER CHAIN!

Located opposite Lake Farm Country Park convenient for schools bus route links and Hayes Town (Hayes & Harlington station with Cross Rail now open). This spacious property offers much potential to extend to both the rear and into the loft space plus there is a large rear garden with gated vehicular rear access to double garage space stpp.

The property has gas central heating with a modern style boiler and double glazed windows with the accommodation providing an entrance hall, lounge, dining room, downstairs toilet, kitchen, 4 double bedrooms and bathroom.

YOUR EARLIEST VIEWING IS STRONGLY RECOMMENDED!

Guide Price £500,000

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104 Botwell Common Road, Hayes, Middlesex UB3 1JD

Lounge



Dining Room



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Kitchen



Bedroom



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Reverse View



Bedroom



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Reverse View



Bedroom



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Reverse View



Bedroom



104 Botwell Common Road, Hayes, Middlesex UB3 1JD

Bathroom



Outside



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Patio



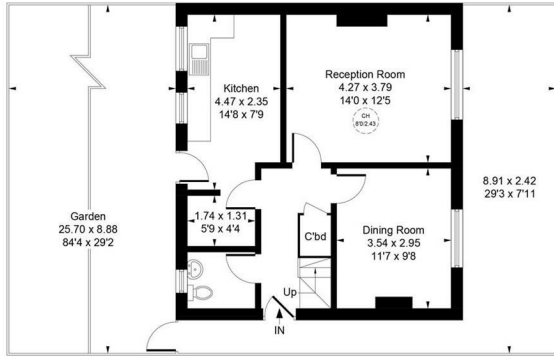
Reverse View



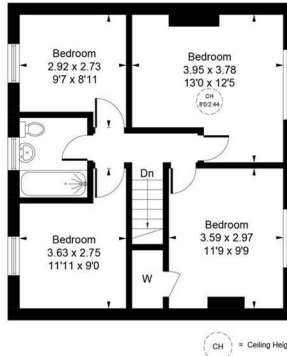
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Floor Plan

Approximate Gross Internal Area = 103.02 sq m / 1109 sq ft



Ground Floor



First 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 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>	<p>61</p>	<p>81</p>

England & Wales

EU Directive
2002/91/EC



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