



Stirling Road, Hayes, Middlesex, UB3 3AH

We are delighted to offer for sale this wonderful 'Scott & Speedie' built, 3 bedroom extended semi detached family house with an additional bonus loft room. The property boasts a beautiful rear garden with a feature covered pond and a brick built double garage. This exceptionally well presented property has gas central heating and double glazed windows with the accommodation providing an enclosed porch, entrance hall, lounge/dining room, separate family room, fitted kitchen, 3 spacious bedrooms all with built-in wardrobes, modern bathroom/separate toilet and a large bonus loft room with Velux window, built-in wardrobes and laminated flooring. Outside has a pretty front garden which could be converted into off street parking stpp, a shared driveway to the side leads to an own drive area with a double garage. Stirling Road is a most desirable residential area convenient for favoured schools, Lombardy Retail Park, Hayes Town (Hayes & Harlington underground Elizabeth line station) and access to Southall, Ealing, Heathrow and access to the M4/A40 London.

Offers In Excess Of £580,000

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Lounge



Dining Area



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Kitchen



Family Room Extension



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First Floor/Landing



Bedroom



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Bedroom



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Bedroom

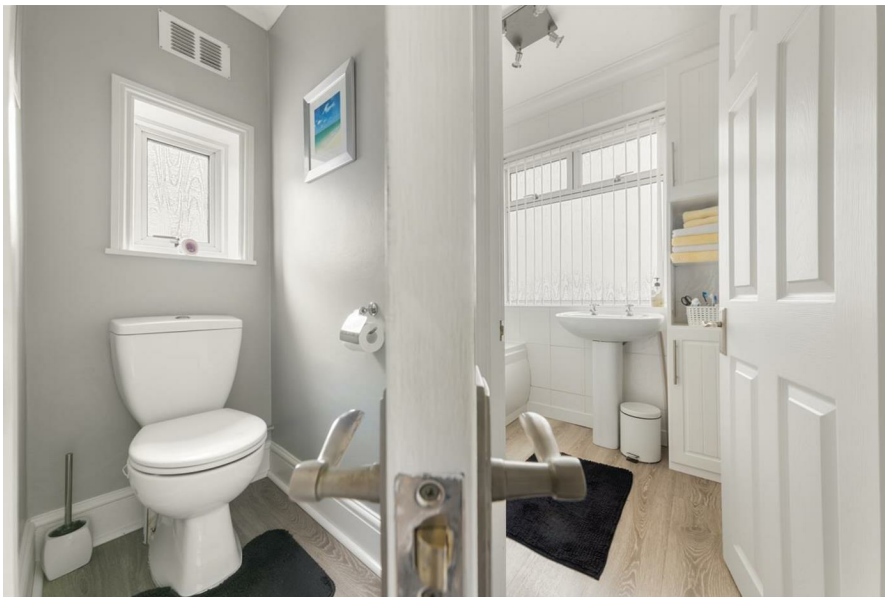


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Bathroom

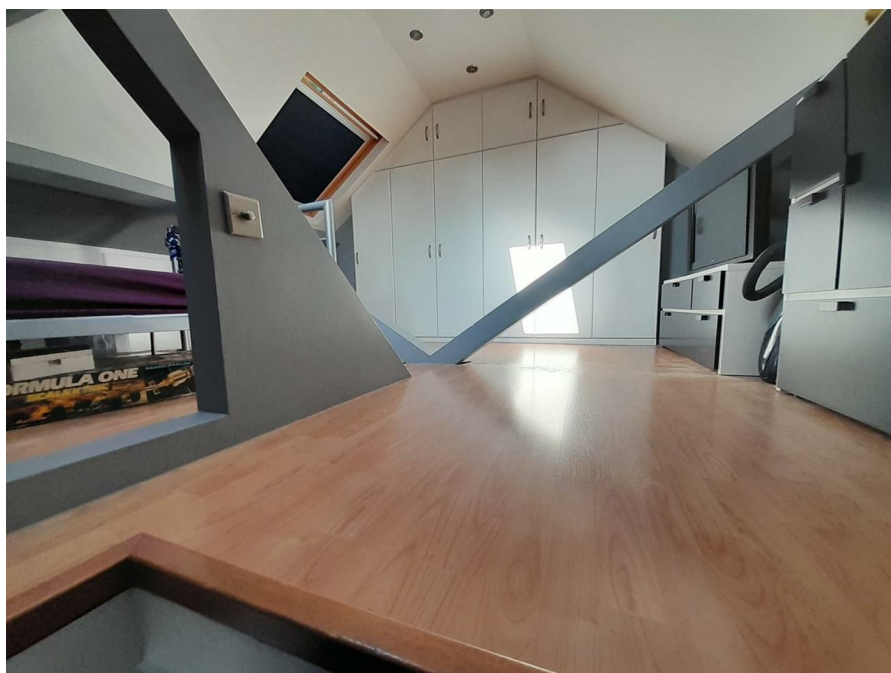


Separate Toilet



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Loft Room



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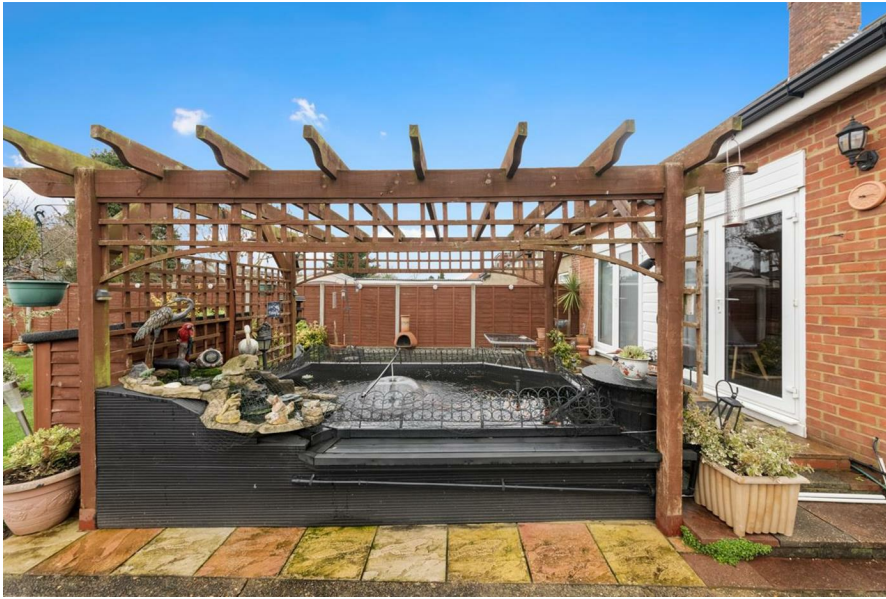


Outside



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Feature Covered Pond



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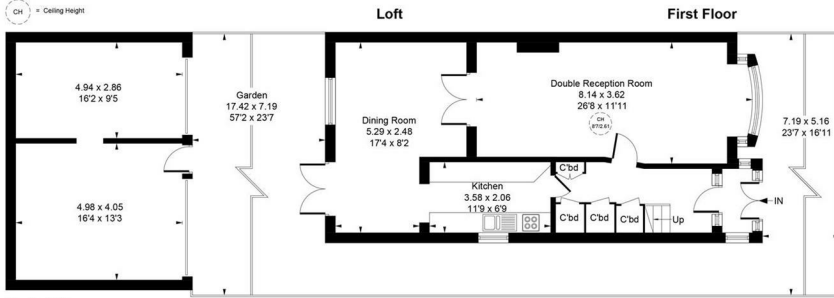
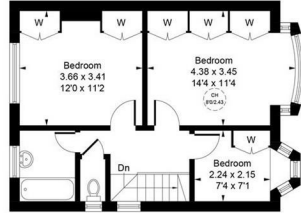
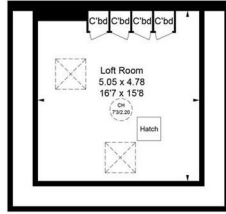
Double Garage



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Floor Plan

Approximate Gross Internal Area = 137.71 sq m / 1482 sq ft
 Outbuilding = 35.58 sq m / 383 sq ft
 Total = 173.29 sq m / 1865 sq ft



Outbuilding

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 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>67</p>	<p>82</p>

England & Wales

EU Directive
2002/91/EC



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