



## Weymouth Road, Hayes, Middlesex, UB4 8NE

DO NOT MISS THIS!! SPECIAL BUYERS CASH BACK IF PURCHASED VIA CHARRISON DAVIS ESTATE AGENTS.

LARGER THAN EXPECTED - RECENTLY REFURBISHED 4 BEDROOM / 3 BATHROOM CONTEMPROARY STYLE AND EXTENDED FAMILY HOUSE. This sought after 'Nash' built house is situated in one of North Hayes most favoured locations near to Hayes Park School, Charville Academy, Kingshill Shopping Parade with transport links for Northolt station, Ealing, A40- London, Uxbridge, Southall, Heathrow & Hayes Town (Hayes & Harlington Elizabeth Line Underground Station). This wonderful property boasts many features and benefits from an enclosed porch, hall way, spacious lounge, downstairs shower room/toilet, 24' kitchen/dining room extension with skylight windows to provide additional natural light, separate utility area and a 22' study / playroom / additional bedroom space or separate annexe potential stpp. The first floor has 2 double and 1 single bedrooms + a family bathroom and the loft has been converted to provide an impressive 17' x 16' master bedroom with an en-suite bathroom. Outside has a lawned rear garden with the bonus of a 24' detached storage outbuilding. Your own drive to the front parks several cars.

YOUR EARLIEST VIEWING IS HIGHLY RECOMMENDED!

**£650,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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16 Weymouth Road, Hayes, Middlesex UB4 8NE

Entrance Hall



Lounge





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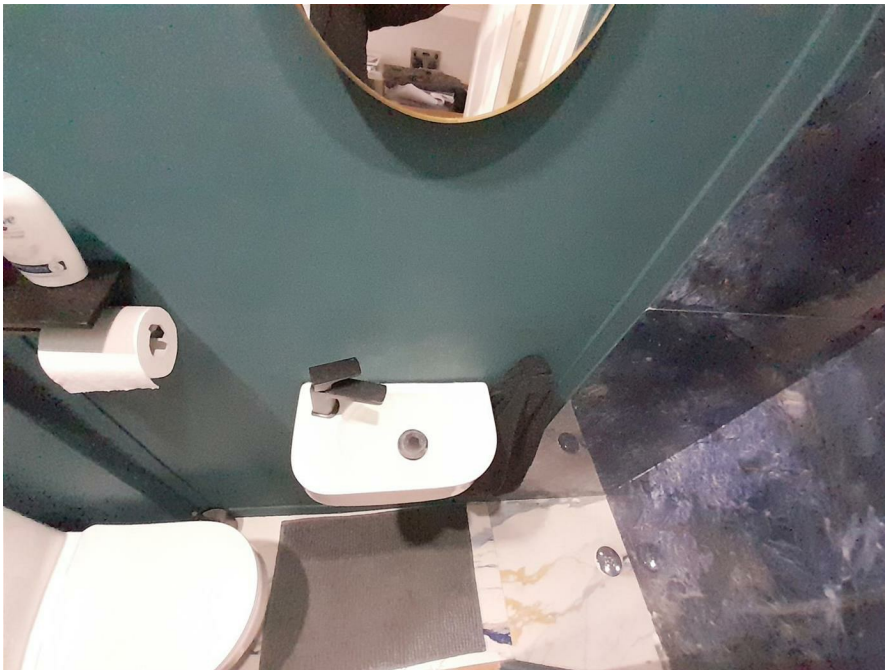


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Utility Room



Downstairs Shower Room



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Kitchen/Dining Room Extension





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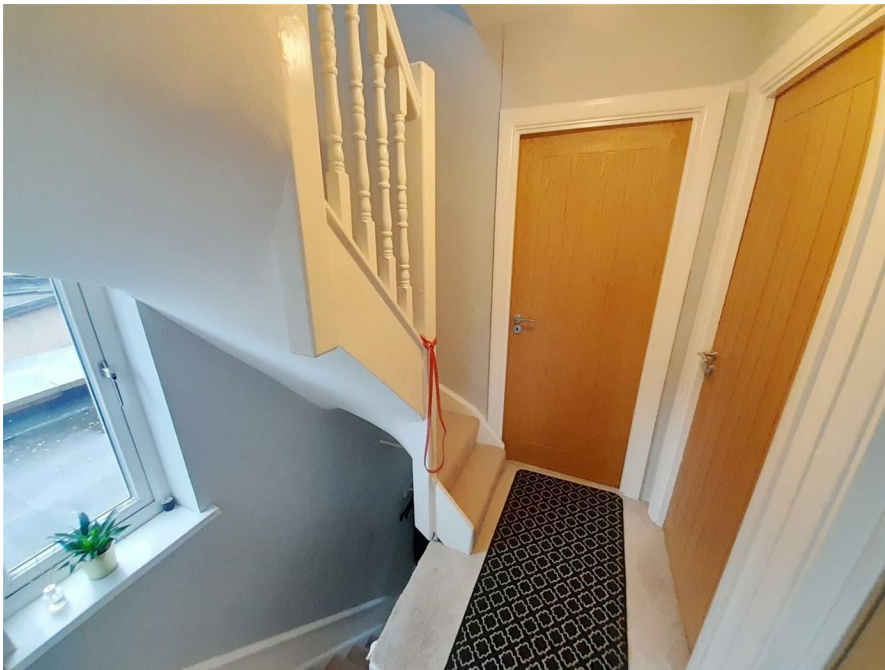


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Study/Playroom



First Floor Landing Area



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Bedroom



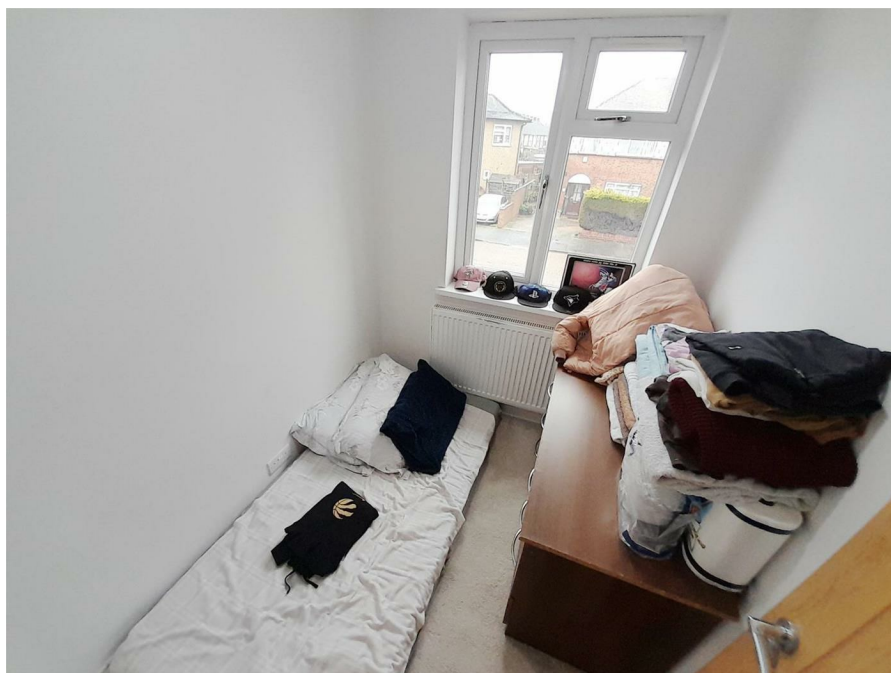
Bedroom





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Bedroom



Bathroom



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Loft Conversion Master Bedroom





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En-Suite Bathroom

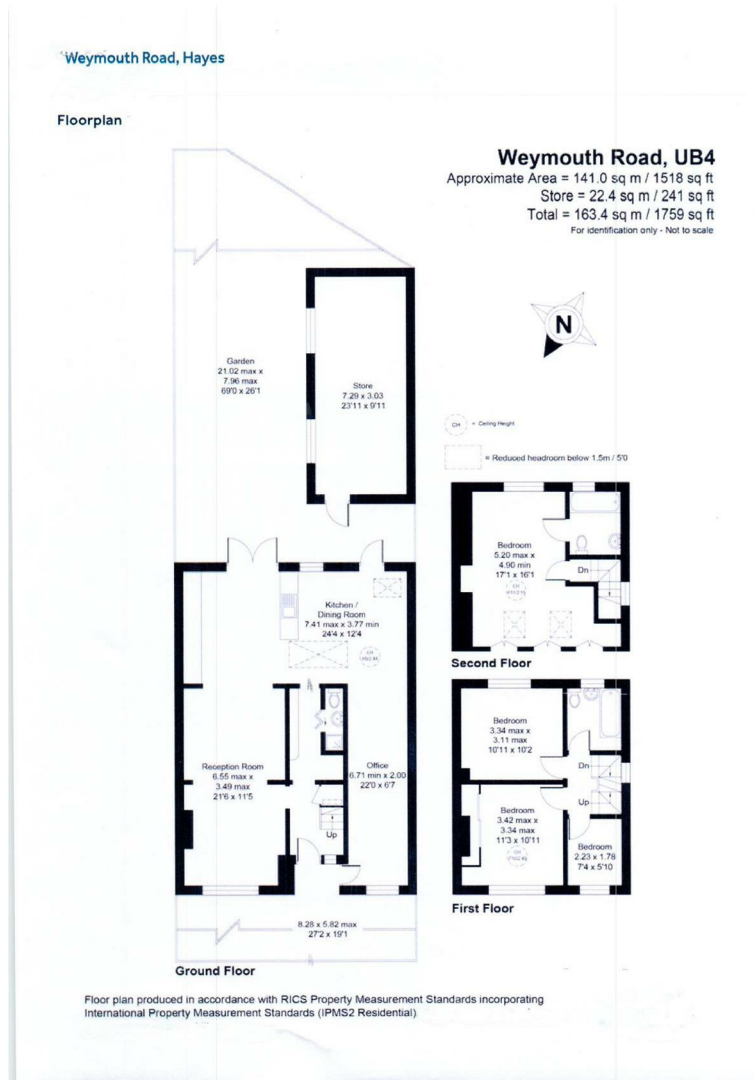


Outside



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Floor Plan





# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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