



## Gledwood Gardens, Hayes, Middlesex, UB4 0AG

SEEING IS BELIEVING !!! - THIS REALLY IS A 9 BEDROOM EXTENDED SEMI DETACHED HOUSE !!!

This substantial property has a double storey side extension / single storey rear extension and a full loft conversion as well as a detached brick built and double glazed garden annexe with a shower room/toilet and cavity wall insulation/under floor heating. This 'Huge' house would suit a large family or 'HMO / Air B & B' type rental investment. Located in a popular residential area close to schools and a short walk to the Uxbridge Road with its shopping facilities and transport links for Uxbridge, Southall, Ealing, Heathrow and Hayes Town (Hayes & Harlington Underground Elizabeth Line station).

The accommodation can easily be re-configured to suit your own requirements but for now the lay-out provides an entrance hall with a double glazed enclosed porch. Downstairs shower room/toilet, lounge/family room with folding connecting doors and a concealed original door way from the hall. To the rear is a large kitchen/dining room extension with high ceiling and 2 skylight windows providing additional natural light + a separate utility room.

The 1st floor has 5 DOUBLE BEDROOMS and a family bathroom with a built-in stairs case from the landing up into a full loft conversion which has 2 DOUBLE BEDROOMS (both double aspect) and another bathroom.

Accessed from a side door into an additional ground floor area of the side extension are another 2 DOUBLE BEDROOMS, separate utility room and another bathroom (see floor plan).

Outside you have a raised and decked patio, well tended lawn, side and rear access gates + a large detached, brick built and double glazed garden annexe. To the front is your own drive providing off street parking for 3 cars.

PROPERTIES OF THIS SIZE ARE VERY VERY RARE IN THIS LOCATION SO YOUR EARLIEST VIEWING IS STRONGLY RECOMMENDED!

### Asking Price £850,000

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Entrance Hall

Ground Floor Shower Room



Lounge / Family Room



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Kitchen / Dining Room Extension



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Ground Floor Double Bedroom



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Ground Floor Double Bedroom



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**Bathroom**



**1st Floor / Main House**

**Bedroom**



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Bedroom



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Bedroom



Bedroom



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Bedroom



Family Bathroom



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**Loft Conversion**

**Bedroom**



3 Gledwood Gardens, Hayes, Middlesex UB4 0AG

Bedroom



Bathroom



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**Rear Garden**



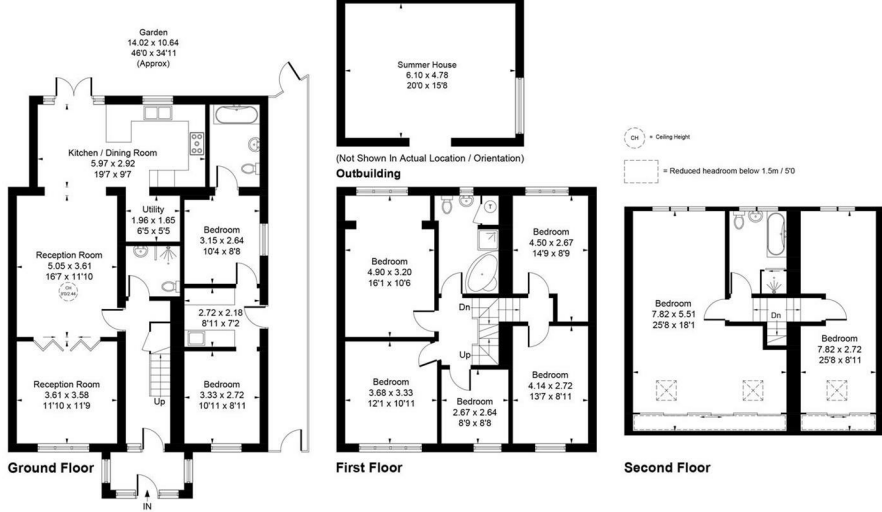
**Detached Garden Annexe**



### 3 Gledwood Gardens, Hayes, Middlesex UB4 0AG

#### Floor Plan

Approximate Gross Internal Area = 253.10 sq m / 2725 sq ft  
 Summer House = 29.28 sq m / 315 sq ft  
 Total = 282.38 sq m / 3040 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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>76</p>	<p>83</p>

**England & Wales**

EU Directive  
2002/91/EC





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