



**Triandra Way, Hayes, Middlesex, UB4 9PB**

**DON'T MISS THIS!**

This is a super 2 double bedroom semi detached house, well presented throughout with a delightful re-landscaped rear garden perfect for BBQ's and relaxing Summer evenings. With gas central heating and double glazed windows this property has a modern kitchen and bathroom and both bedrooms have built-in wardrobes. You also have a residence car park with allocated parking.

Situated within a very popular development close to Tesco Superstore and Yeading Marina convenient for access to the A40-London and Hayes-by-Pass fo Heathrow M4 & M25. Regular bus services link Northolt station, Ealing, Southall and Hayes Town (Hayes & Harlington station with Elizabeth line underground station).

**Offers In The Region Of £400,000**

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23 Triandra Way, Hayes, Middlesex UB4 9PB

hallway



kitchen



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reception room



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bathroom



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bedroom 1



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bedroom 2



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garden

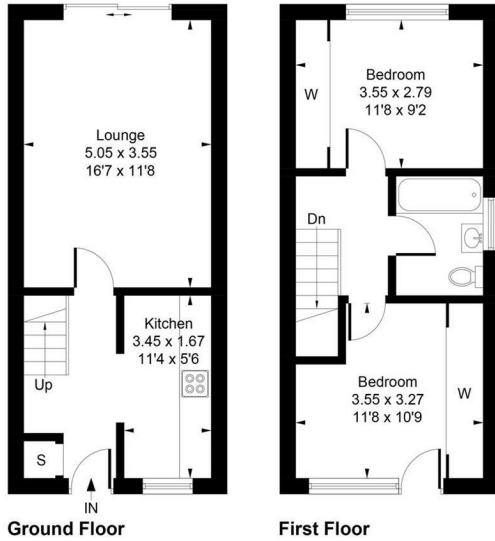


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floorplan

Approximate Gross Internal Area  
61.20 sq m / 659 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>		

**England & Wales**

EU Directive  
2002/91/EC



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