



### Attlee Road, Hayes, Middlesex, UB4 9JD

This is a very well presented and cared for 2 DOUBLE BEDROOM EXTENDED 'Link' terraced house with NO UPPER CHAIN! The property has gas central heating (combi type boiler) and double glazed windows with the added benefit of cavity wall insulation and solar panels which will assist your energy efficiency and heating bills etc. Tastefully decorated, the living space provides an enclosed porch, entrance hall, lounge, kitchen/diner, double glazed conservatory with a utility area, 2 double bedrooms with fitted wardrobes and a modern bathroom. Outside has a 60' approx rear garden with 1 brick and 1 timber shed + a gated side access and own drive-in for 2 cars to the front.

**£425,000**



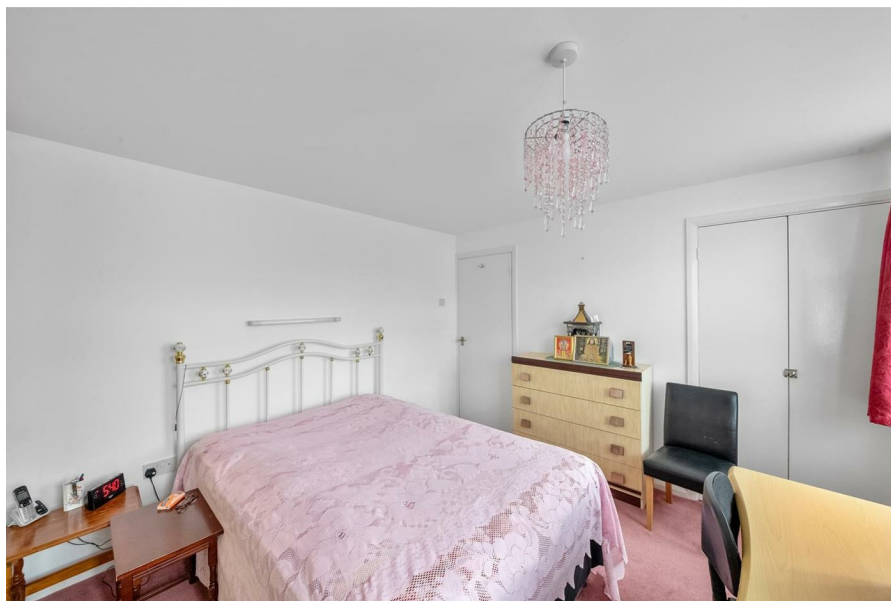
21 Attlee Road, Hayes, Middlesex UB4 9JD

reception room



21 Attlee Road, Hayes, Middlesex UB4 9JD

bedroom 1



21 Attlee Road, Hayes, Middlesex UB4 9JD

bedroom 2





21 Attlee Road, Hayes, Middlesex UB4 9JD

bathroom



external

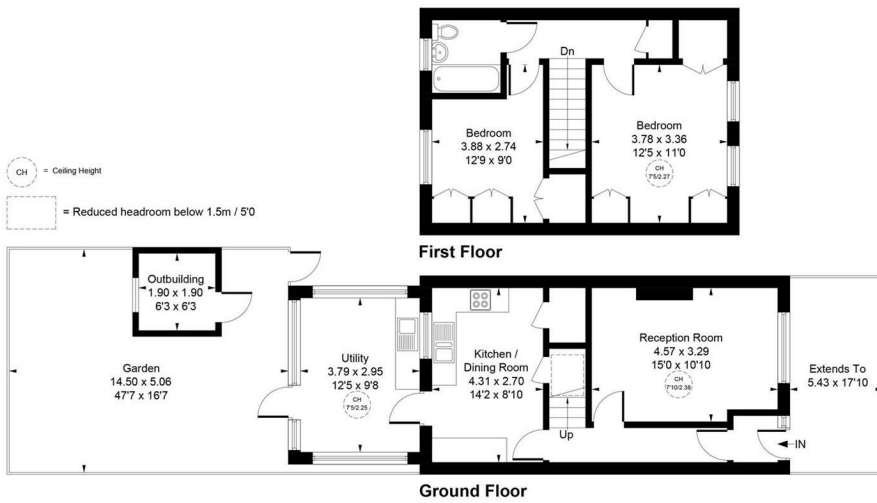


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floor plan

Approximate Gross Internal Area = 85.94 sq m / 925 sq ft  
 Outbuilding = 3.61 sq m / 39 sq ft  
 Total = 89.55 sq m / 964 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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