



Alba Close, Hayes, UB4 9PU

An outstanding 2 DOUBLE BEDROOM semi detached house with a detached brick built garage and own drive (parking 2 cars) to the side providing scope to extend stpp. Beautifully presented throughout and with gas central heating ('Vaillant' boiler) and Triple glazed windows this property has a lounge which is open-plan to a luxury 'Wren' (fitted 2023) kitchen with 'Bosch' and 'AEG' oven and hob. and a modern bathroom with additional plumbed shower. The rear garden has a patio and well tended lawn with a side access gate and a rear door into the garage. Located within a much sought after development just a few minutes walk to Tesco Superstore and the picturesque Yeading Marina / Grand Union canal) with transport links for Northolt station, A40 London, Ealing, Heathrow and Hayes Town (Elizabeth line underground and cross rail station).

Viewing highly recommended!

Offers In Excess Of £450,000

Tel: 020 8573 9922 Fax: 020 8569 3495

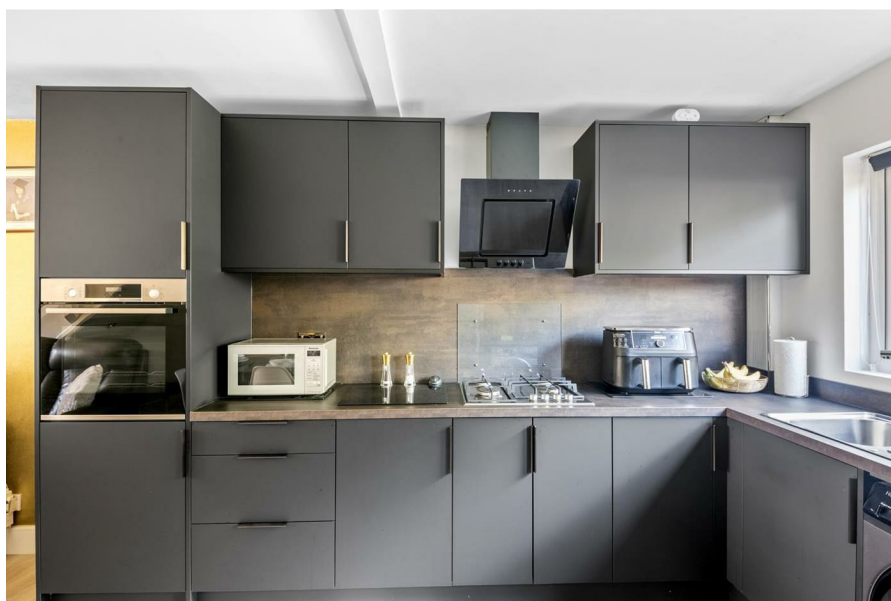
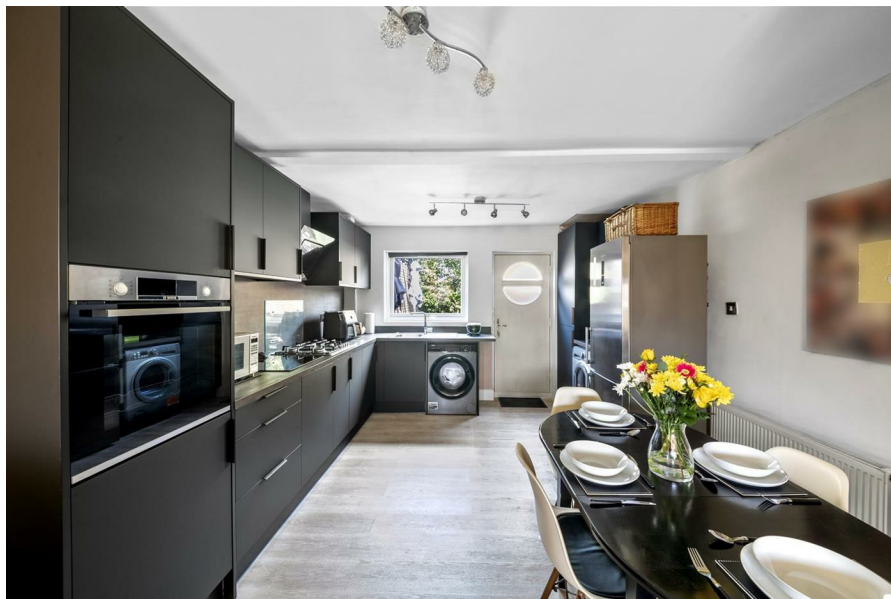
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

11 Alba Close, Hayes, UB4 9PU



11 Alba Close, Hayes, UB4 9PU



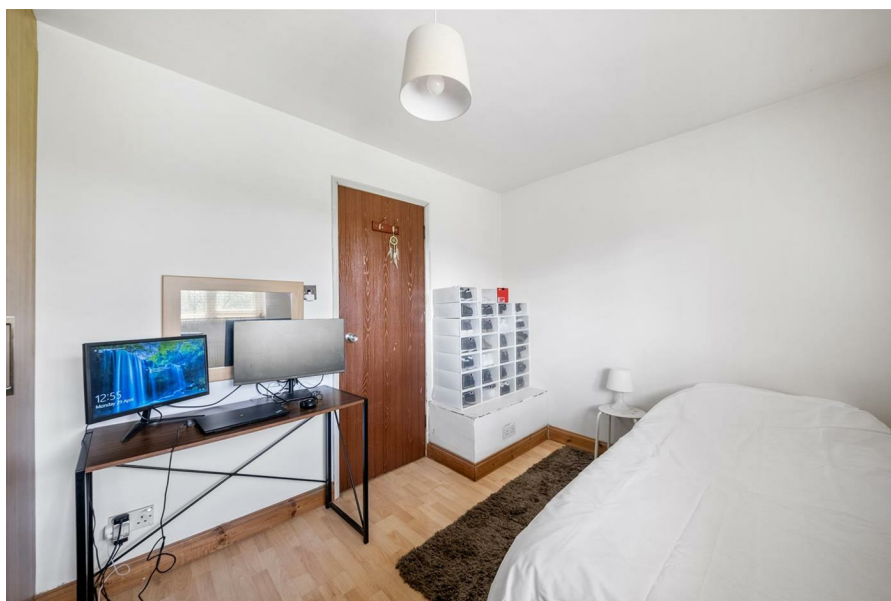
11 Alba Close, Hayes, UB4 9PU



11 Alba Close, Hayes, UB4 9PU



11 Alba Close, Hayes, UB4 9PU



11 Alba Close, Hayes, UB4 9PU



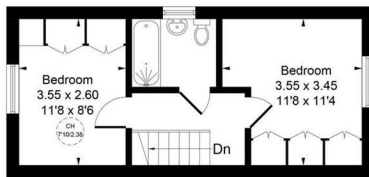
11 Alba Close, Hayes, UB4 9PU



11 Alba Close, Hayes, UB4 9PU

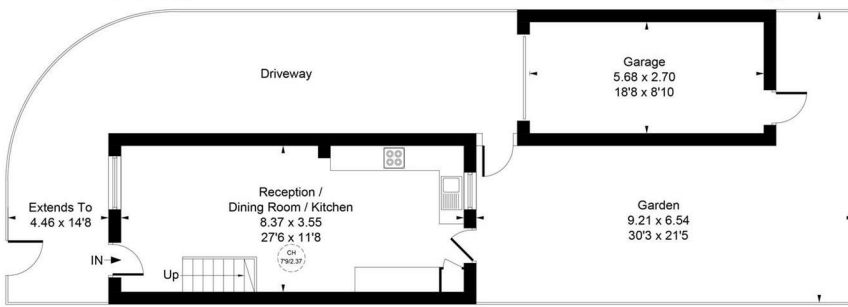


Approximate Gross Internal Area = 59.62 sq m / 642 sq ft
 Garage = 15.77 sq m / 170 sq ft
 Total = 75.39 sq m / 812 sq ft



First Floor

CH = Ceiling Height



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.

© Vizion Property Marketing Produced for Charrison Davis

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>73</p>	<p>90</p>

England & Wales

EU Directive
2002/91/EC



11 Alba Close, Hayes, UB4 9PU

