



While 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



## Chatsworth Road, Hayes, UB4 9ET

**SPECIAL BUYERS CASH BACK IF PURCHASED VIA CHARRISON DAVIS ESTATE AGENTS !**

This is a 4 DOUBLE BEDROOM / 2 BATHROOM extended semi detached house with a SUBSTANTIAL REAR GARDEN / LAND PLOT WITH REAR ACCESS + SIDE SPACE AND DETACHED OUTBUILDING providing tremendous potential with a variety of building options stpp. Being owned by the current family for over 50 years this property has gas central heating and double glazed windows with the living space currently providing an entrance hall, lounge/diner, kitchen, ground floor 4th bedroom single storey rear extension + wet room shower and toilet, upstairs has 3 more double bedrooms, bathroom with separate toilet and loft space suitable for conversion stpp. Side space provides a carport with garage door (scope for a side extension stpp) Outside has a generous sized rear garden currently divided into 2 areas. Nearest the house you have a paved patio, lawned area and a large detached double glazed garden annex. A second large garden section is fenced off and gated leading to a detached garage and double gates out to Masfield Lane which connects Yeading Lane. The front garden has a brick paved own drive parking 3 cars with scope to create more spaces.

**£690,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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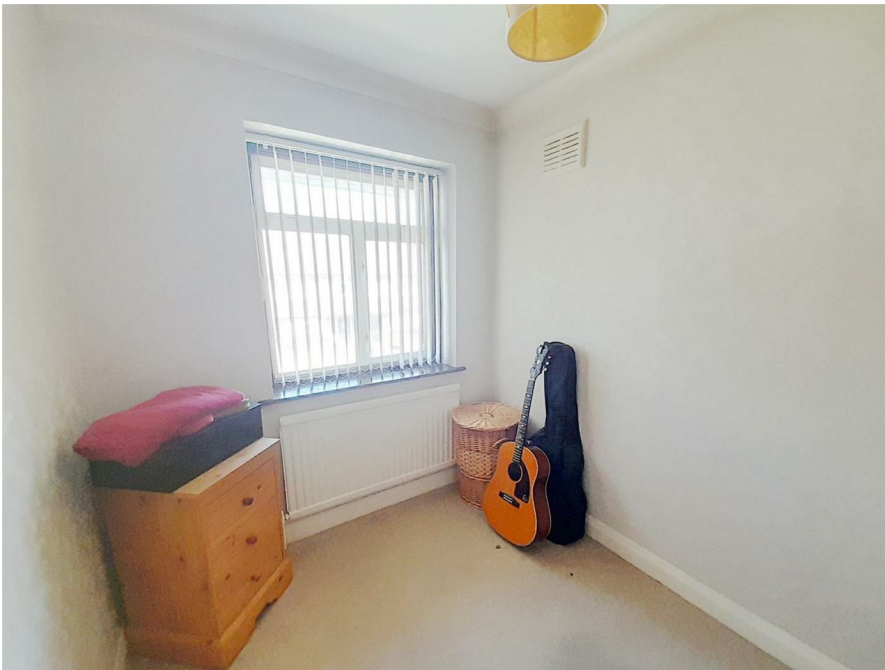




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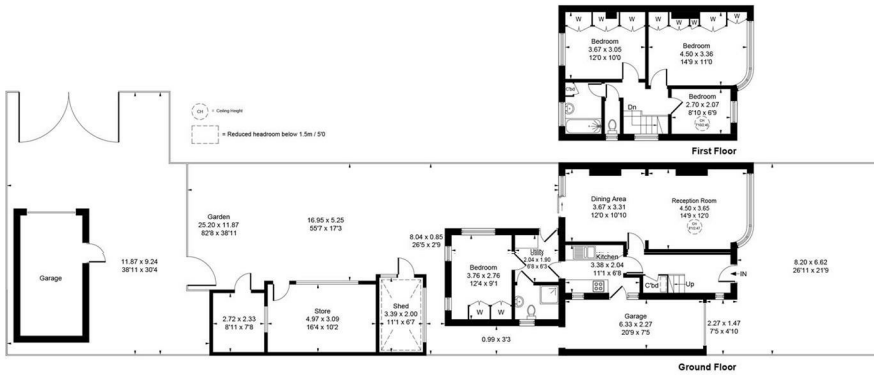




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Approximate Gross Internal Area (Including Garage)  
 124.77 sq m / 1343 sq ft  
 Outbuildings = 29.36 sq m / 316 sq ft  
 Total = 154.13 sq m / 1659 sq ft  
 (Excluding External Garage)



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# 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>60</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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