



Westacott, Hayes, Middlesex, UB4 8AQ

DO NOT MISS THIS!

A SUBSTANTIAL 5 bedroom extended semi detached house with 2 garages and ADDITIONAL SCOPE TO FURTHER EXTEND TO THE SIDE, REAR AND INTO THE LOFT!!!

This generous sized property has spacious rooms throughout and offers so much potential to create a magnificent family residence of your own. Located in a premier area of North Hayes near a small park and the Uxbridge Road for shops and transport links with Grange Park and Hayes Park Primary Schools within a short walk. This considerable property (total floor space available of 1730 sq.ft) has a good sized entrance hall, large lounge with double doors to a separate dining room, a fitted kitchen and an integral garage (additional potential living space stpp). Upstairs has 5 BEDROOMS including a large study area and a bathroom with separate toilet. Outside has a SOUTH FACING REAR GARDEN with a detached garage to the side providing space for an additional extension stpp. The 'in & out' driveway provides parking to the front for several cars.

NO UPPER CHAIN!

Asking Price £825,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ

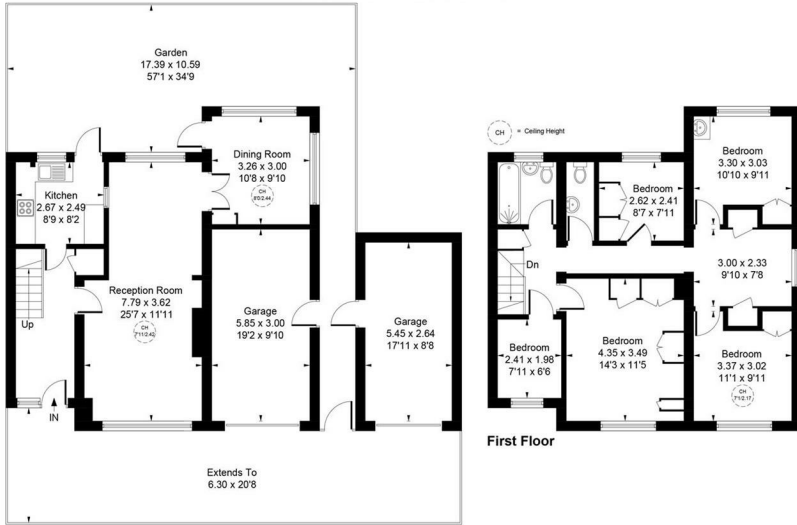


2 Westacott, Hayes, Middlesex UB4 8AQ



2 Westacott, Hayes, Middlesex UB4 8AQ

Approximate Gross Internal Area = 128.37 sq m / 1382 sq ft
 Garages = 32.76 sq m / 353 sq ft
 Total = 161.13 sq m / 1735 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.
 © 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>82</p>

England & Wales

EU Directive
2002/91/EC



2 Westacott, Hayes, Middlesex UB4 8AQ

