



## Hayes End Road, Hayes End / Hillingdon Border, Middlesex, UB4 8EL

NO UPPER CHAIN for this spacious 3 bedroom semi detached family house boasting a 120' SOUTH FACING rear garden and excellent potential to extend to the side, rear and into the loft stpp.

This is one of only a few larger house types built to this style in the road with wonderful original features, high ceilings and scope to move internal walls stpp if required. The property is located in a unique location with a semi rural outlook, walking distance to the Uxbridge Road with its shopping facilities and transport links for Uxbridge, Ealing, Southall, Heathrow & Hayes Town (Hayes & Harlington Elizabeth line underground station).

With gas central heating and double glazed windows you have an entrance hall, lounge with a separate dining room overlooking the gardens and a fitted kitchen with separate utility area, Upstairs has 3 good sized bedrooms (2 double bedrooms have fitted mirror fronted wardrobes), loft space suitable for conversion stpp and a bathroom. Outside has a magnificent 120' south facing rear garden with gated side space and your own drive parking several cars.

DO NOT MISS THIS opportunity to create your own perfect family home located in a premier area of Hayes End on the Hillingdon Borders.

**Asking Price £575,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL



93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL



93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL





93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL



93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL





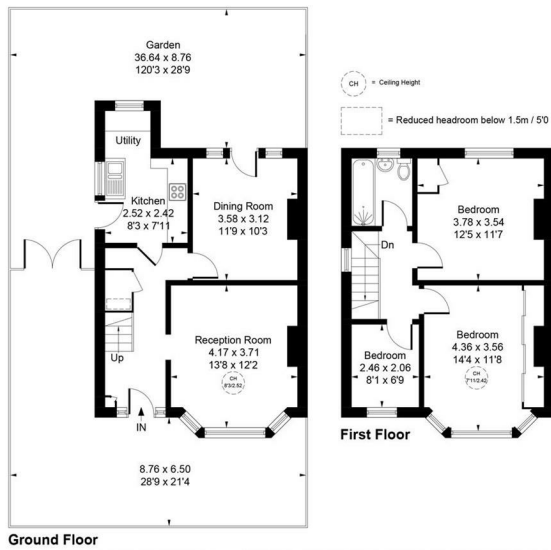
93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL



93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL



Approximate Gross Internal Area = 89.49 sq m / 963 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) <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>	<p>64</p>	<p>87</p>

**England & Wales**

EU Directive  
2002/91/EC



93 Hayes End Road, Hayes End / Hillingdon Border, Middlesex UB4 8EL

