



### **Pinkwell Lane, Hayes, UB3 1PJ**

A spacious 2 DOUBLE BEDROOM end of terraced house with a pretty 80' approx rear garden overlooking fields and open space. The property offers much potential to extend to the rear and into the loft stpp and is located close to Pinkwell primary and Harlington schools with Pinkwell Park just across the road (bowling green, children's playground, football pitches, outdoor gym & pavilion). Transport links service Uxbridge , Heathrow and Hayes Town (hayes & harlington elizabeth line underground station).

The property is double glazed and has gas central heating with the living space providing an entrance hall, lounge/dining room, modern fitted kitchen, 2 double bedrooms and a modern bathroom + electric shower. Your own drive to the front currently parks 1 car with space to create another stpp.

Excellent FTB or Buy-to-Let investment opportunity.

**Asking Price £434,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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Approximate Gross Internal Area = 76.60 sq m / 825 sq ft  
 Outbuilding = 6.43 sq m / 69 sq ft  
 Total = 83.03 sq m / 894 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>	<p>61</p>	<p>84</p>

**England & Wales**

EU Directive  
2002/91/EC



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