

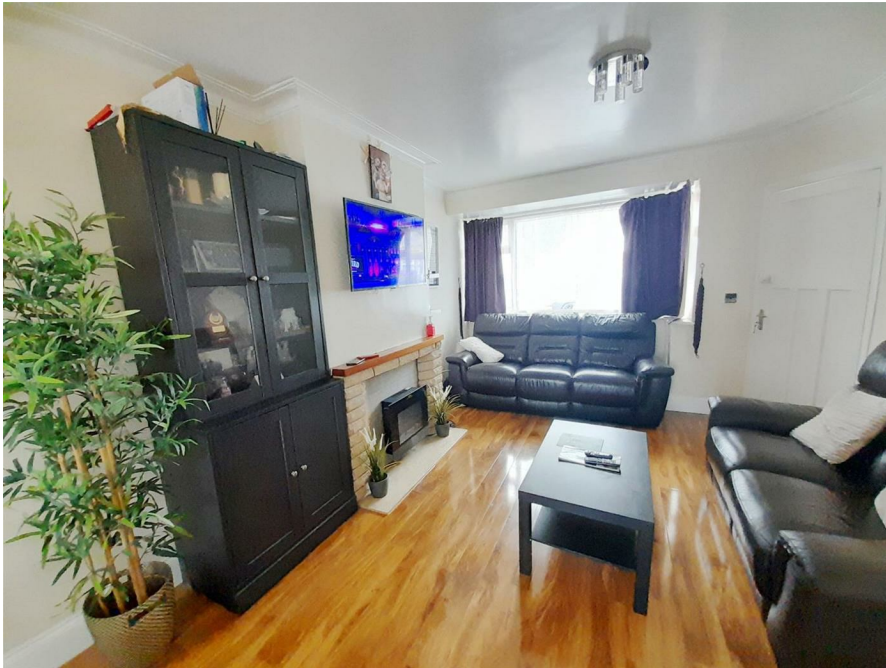


### Woodrow Avenue, Hayes, Middlesex, UB4 8QL

This is a well presented 2 bedroom extended end of terraced house with a good sized garden and off street parking for 2 cars. The property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge with separate dining room area, modern fitted kitchen and a conservatory with additional sink unit. Upstairs has 2 bedrooms with a full width master bedroom and a bathroom. Outside has a 70' approx rear garden with a paved patio to a well tended lawn and side gate. Located near to both Hayes Park and Grange Park Primary Schools and, Kingshill Avenue & Lansbury Drive Shopping Parades. Ideal First Time Buy or Buy-to-Let Investment.

**Asking Price £439,950**

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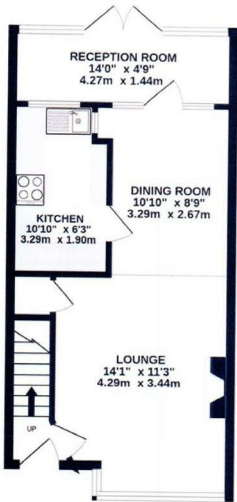


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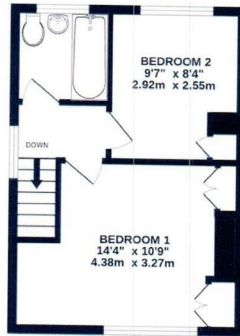


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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.



# 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>44</p>	<p>82</p>

**England & Wales**

EU Directive  
2002/91/EC



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