



Berrydale Road, Hayes, UB4 9QP

DO NOT MISS THIS - PRICED TO SELL NOW!

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

NO UPPER CHAIN for this modern style and well presented 2 DOUBLE BEDROOM HOUSE situated within a much sought after development close to Yeading Marina and convenient for local schools and access to the A40 London, Northolt Central line station and the Hayes-by-Pass for Heathrow and M4/M25 motorways. The property has a lounge/dining room, modern fitted kitchen with a range of appliances, an attractive newly fitted bathroom and 2 double bedrooms with fitted wardrobes. Outside, the rear garden has a paved patio and well tended lawn + parking space directly to the front. Excellent First Time Buy or Buy-to-Let Investment.

Asking Price £394,950

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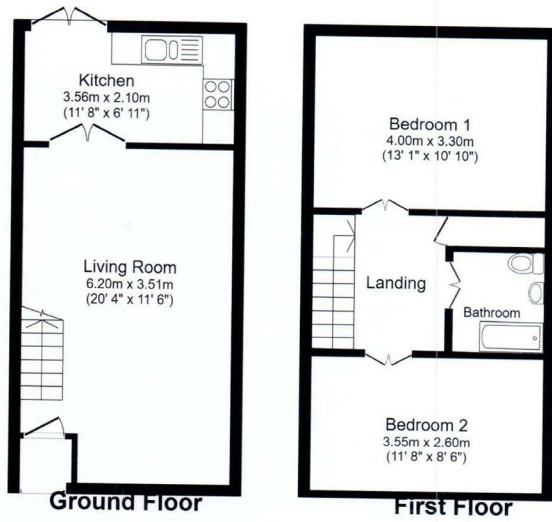


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Floorplan



Total floor area 72.4 m² (780 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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>67</p>	<p>86</p>

England & Wales

EU Directive
2002/91/EC



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