



## Kendal Close, Hayes, Middlesex, UB4 8SX

NO UPPER CHAIN AND 'BAGS OF POTENTIAL' for this spacious 4 DOUBLE BEDROOM EXTENDED SEMI DETACHED HOUSE WITH BOTH A DOWNSTAIRS AND UPSTAIRS SHOWER ROOM PLUS A SINGLE STOREY REAR EXTENSION AND A LOFT CONVERSION - MASTER BEDROOM.

This property offers the space, location and potential to create a wonderful family home and benefits from a South facing rear garden plus a detached garage and OWN driveway providing further SIDE EXTENSION POTENTIAL stpp.

The property has gas central heating and double glazed windows an entrance hall, lounge/dining room, kitchen, utility and downstairs shower room/toilet. Upstairs has 3 double bedrooms and a shower 'Wet' room + loft conversion providing a 4th double bedroom. Outside has a South facing rear and side garden, detached garage and OWN DRIVE.

Kendall Close is situated close to Lansbury Drive and Charville Lane with bus route links for Uxbridge, Northolt, Ealing, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line underground station) Charville Primary School is within just a few minutes walk.

### Offers In The Region Of £580,000

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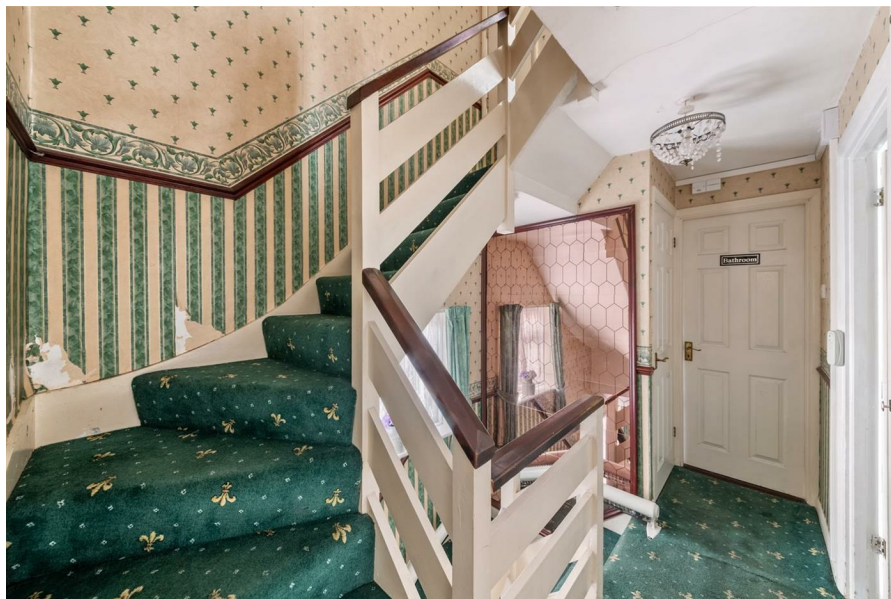
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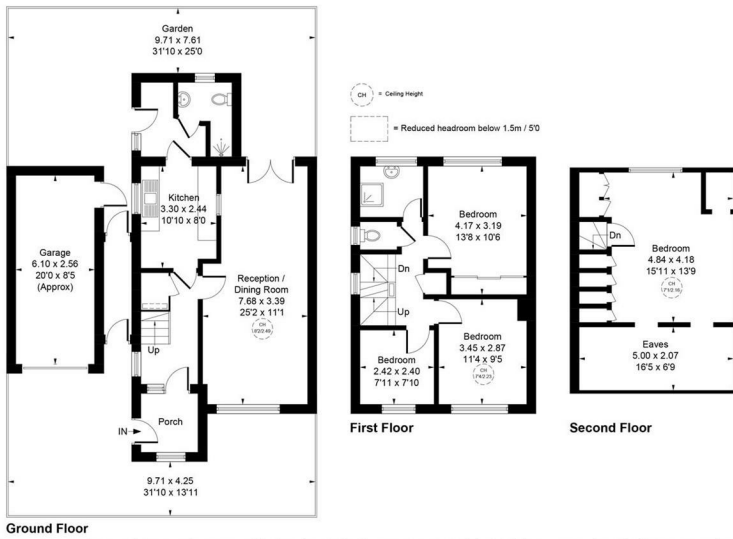
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Approximate Gross Internal Area (Excluding Eaves) = 122.82 sq m / 1322 sq ft  
 Garage = 15.94 sq m / 172 sq ft  
 Total = 138.76 sq m / 1494 sq ft



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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