



### **Charville Lane, Hayes, Middlesex, UB4 8PD**

A rare opportunity to purchase this unique and spacious detached FOUR BEDROOM bungalow with NO UPPER CHAIN sitting on a substantial plot with fantastic potential to extend or redevelop. Located in a semi rural location close to public transport, well regarded schools and within 3 miles of train stations in Uxbridge, Hillingdon, Northolt and Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes. The property consists of a large entrance hall with space for staircase leading to huge loft with potential to convert (stp), 24ft reception room, modern fitted kitchen leading to large dining room, separate utility room, garden room / conservatory, 3 DOUBLE BEDROOMS, modern shower room with separate wc. The property also has the added benefit of an integral self contained annex which is ideal for an extended family which a DOUBLE bedroom , shower and kitchenette or can be rented out to achieve an additional income.. Outside has a large rear garden and ample frontage providing parking for 10 cars or more. EARLY VIEWING IS HIGHLY ADVISED!

**Asking Price £815,000**

**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)

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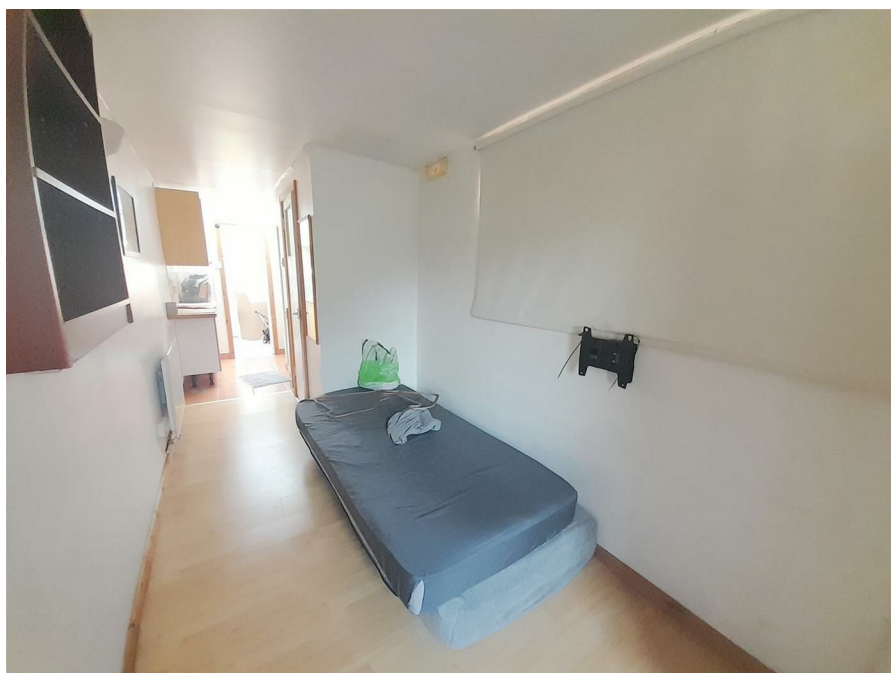
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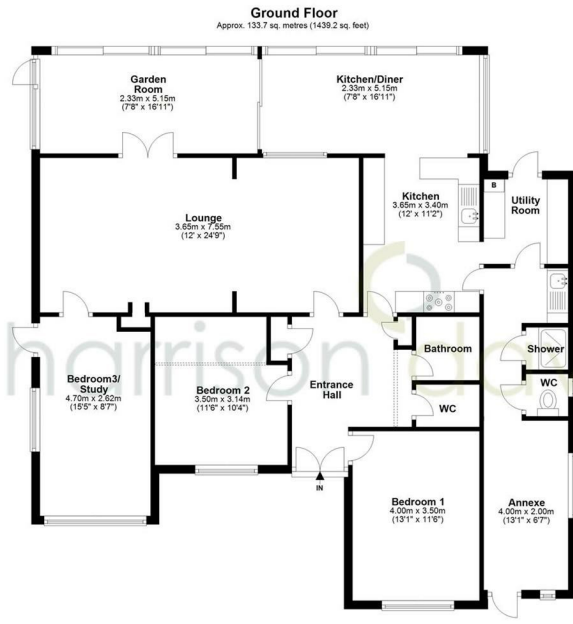


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Total area: approx. 133.7 sq. metres (1439.2 sq. feet)

# 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>34</p>	<p>71</p>

**England & Wales**

EU Directive  
2002/91/EC



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