



## Turner Close, Hayes, Middlesex, UB4 8QF

DO NOT MISS THIS!

LOCATED ON THE HAYES/HILLINGDON BORDER WE OFFER FOR SALE THIS VERY WELL PRESENTED and MODERNISED 3 bedroom terraced house with a GARAGE. This delightful property is ready to move straight in to, either as a super first time buy or rental investment opportunity. With gas central heating and double glazed windows you have an entrance lobby, lounge, modern fitted kitchen-diner with a large breakfast bar. Upstairs has 2 double +1 single bedrooms and a modern bathroom + 'rain-drop' style shower. Outside has a pretty rear garden with a well tended lawn and variety of flowers and plants + front garden and a garage in a block within a few paces.

Situated in a quiet residential cul-de-sac off Charville Lane opposite fields and pastures and just a few minutes walk to the Uxbridge Road, shops and transport links for Bishopshalt senior school, Hillingdon Hospital, Brunel University, Uxbridge town centre and Piccadilly/Metropolitan line train station for London. The M4/M25 links are a short drive away as is Hayes & Harlington Elizabeth line underground station (Paddington within 20 minutes).

**Offers In Excess Of £450,000**

**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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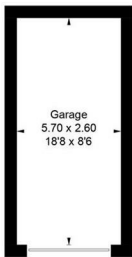
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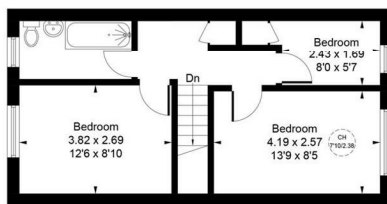
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Approximate Gross Internal Area = 80.71 sq m / 869 sq ft  
Garage = 15.03 sq m / 162 sq ft  
Total = 95.74 sq m / 1031 sq ft

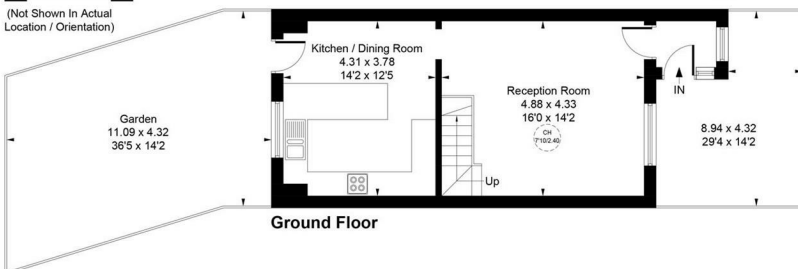


(Not Shown In Actual  
Location / Orientation)



First Floor

CH = Ceiling Height



Ground Floor

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>75</p>                          | <p>90</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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