



High Street, Hayes, UB3 5DW

NO UPPER CHAIN and EXCELLENT POTENTIAL for this spacious 3 bedroom semi detached family house. The property is located just a short walk to Harlington Village with access and transport links on hand for Heathrow, M4/A4 London, M25 and Hayes Town (Elizabeth line underground station - Paddington within 20 mins). With gas central heating (refitted combination boiler) and double glazed windows the property has scope to extend to the rear and into the loft stpp. You have an entrance hall lounge, dining room, kitchen, 3 bedrooms, bathroom with separate toilet, 70 rear garden and a detached garage approached via a rear service road, gated and for residence use only.

Asking Price £539,950

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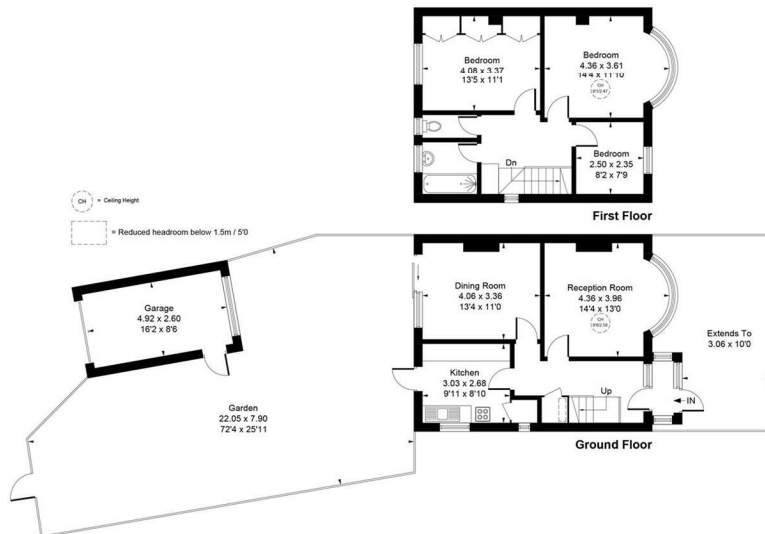
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Approximate Gross Internal Area = 102.18 sq m / 1100 sq ft
Garage = 13.12 sq m / 141 sq ft
Total = 115.30 sq m / 1241 sq ft



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) 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>66</p>	<p>84</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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