



Grange Close, Hayes, UB3 2RU

AVAILABLE WITH IMMEDIATE VACANT POSSESSION AND NO UPPER CHAIN for this sizeable 4 bedroom extended semi detached family house positioned on a corner plot within a sought after residential cul-de-sac of Hayes Conservation Area close to Rosedale Recreation Park, Tennis Courts, Hayes Bowls club, Cricket club and the ever popular 'Beck' theatre. Convenient for both the Uxbridge Road and Hayes Town centre (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes). Transport links are also close by for Uxbridge, Heathrow, Ealing and Southall.

This property offers much potential and with gas central heating and double glazed windows the accommodation gives you an enclosed porch, entrance hall, lounge, family/dining room, fitted kitchen and double glazed conservatory extension to the rear and a ground floor double bedroom with en-suite shower room extension to the side (potential to extend above stpp). Upstairs has 3 good sized bedrooms and a modern style bathroom. Outside has a good sized rear garden + own driveway parking.

EARLY VIEWING HIGHLY RECOMMENDED!

Asking Price £575,000

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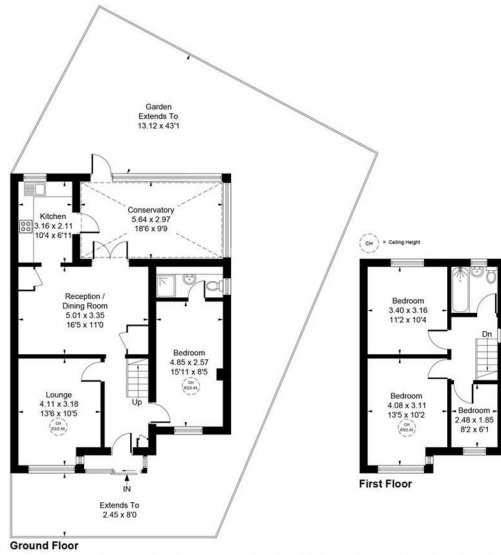


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Approximate Gross Internal Area
120.39 sq m / 1296 sq ft



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>72</p>	<p>85</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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