



### Chestnut Close, Hayes, Middlesex, UB3 1JG

**TENANTS IN SITU** this spacious and well presented 3/4 bedroom house located in a popular residential area close to schools, shops and Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes). The excellent property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge, separate dining room (currently used as 4th bedroom) and fitted kitchen. Upstairs has loft space suitable for conversion stpp, 3 good sized bedrooms and a modern bathroom. Outside has a 60' approx. garden, a brick storage shed and toilet plus space for a rear extension stpp. To the front is your own drive for 2 cars.

**Asking Price £550,000**

**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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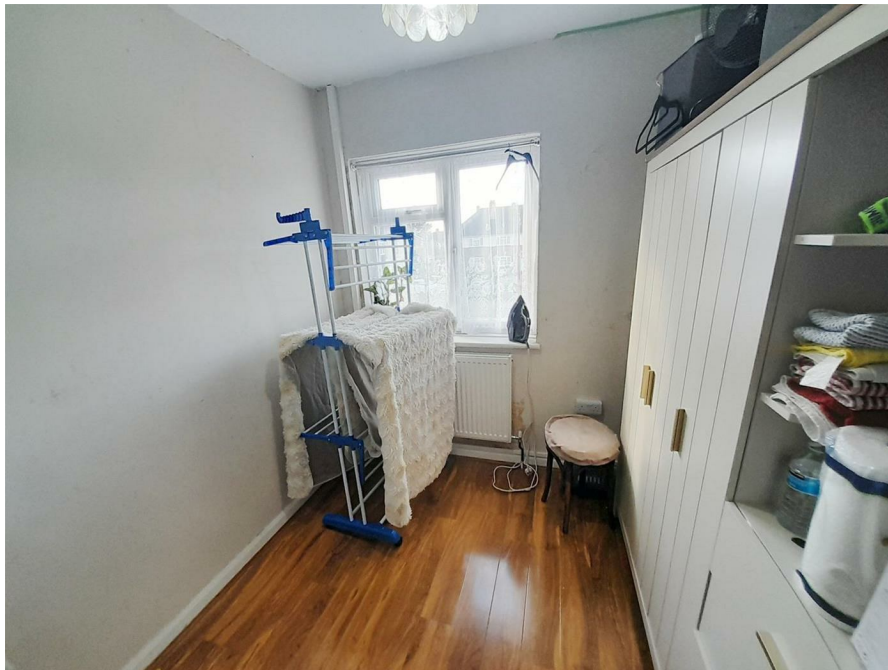


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Chestnut Close, Hayes, UB3  
£550,000

### Floorplan



**TOTAL FLOOR AREA:** 837 sq ft (77.7 sq m) approx.  
\*Virtual energy adviser has been used to estimate the accuracy of the footprint (excluding front, rear, and side walls, and any other items not specified) and the energy consumption of the property. This data is for illustrative purposes only and should not be used as a basis for any other calculations or decisions. The energy adviser is not responsible for any errors or omissions in the data provided.

# 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><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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