



### Minet Drive, Hayes, UB3 3JN

An extended semi det house offered for sale with no onward chain. Accommodation comprises entrance hall, 2 reception rooms, modern fitted kitchen, ground floor bathroom, additional shower and 3 good size bedrooms. Externally there's off street parking to the front and a good size rear gardens...VIEWING IS HIGHLY ADVISED,

Situated within walking distance of shops & bus routes on Cold Harbour Lane and also 0.5 miles from Hayes Town Centre and Hayes & Harlington underground station ( Elizabeth Line) and with easy access to Hayes By Pass & A40 Western Avenue

**Offers In Excess Of £525,000**

**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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## 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>46</p>	<p>74</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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