



## Middleton Road, Hayes, UB3 2RD

THIS IS A TRULY MAGNIFICENT 4 BEDROOM EXTENDED FAMILY HOUSE BOASTING EQUISITE GARDENS TO INCLUDE A COVERED ENTERTAINMENTS AREA AND A SEPARATE PURPOSE BUILT BBQ AND BAR AREA. IN ADDITION THERE IS MUCH SCOPE TO FURTHER EXTEND TO THE SIDE, REAR AND INTO THE LOFT SPACE stpp.

This stunning property has gas central heating and double glazed windows and is presented throughout with elegant décor. The accommodation currently provides a welcoming and extended entrance hall, lounge/dining room, luxury kitchen to include fitted oven, dishwasher, washing machine and fridge freezer with the side extension giving you a downstairs double bedroom with ensuite shower wet room/toilet and delightful TV 'Snug' room overlooking the pretty gardens. Upstairs has 3 more bedrooms and a luxury modern styled bathroom to include a 'spa' style bath and plumbed shower with 'rain drop' style head. Outside has wonderful gardens with well tended lawns, large timber shed, covered outside entertainments area and separate covered bbq and bar area. To the front is your own brick paved drive providing parking for 3 or more cars. Middleton Road is located within just a few minutes walk of the Uxbridge Road with local shops and transport links for Uxbridge, Hayes Town, Southall, Ealing and Heathrow.

IF YOU ARE LOOKING FOR A LOCAL HOME TO BE PROUD OF - THIS COULD JUST BE IT!

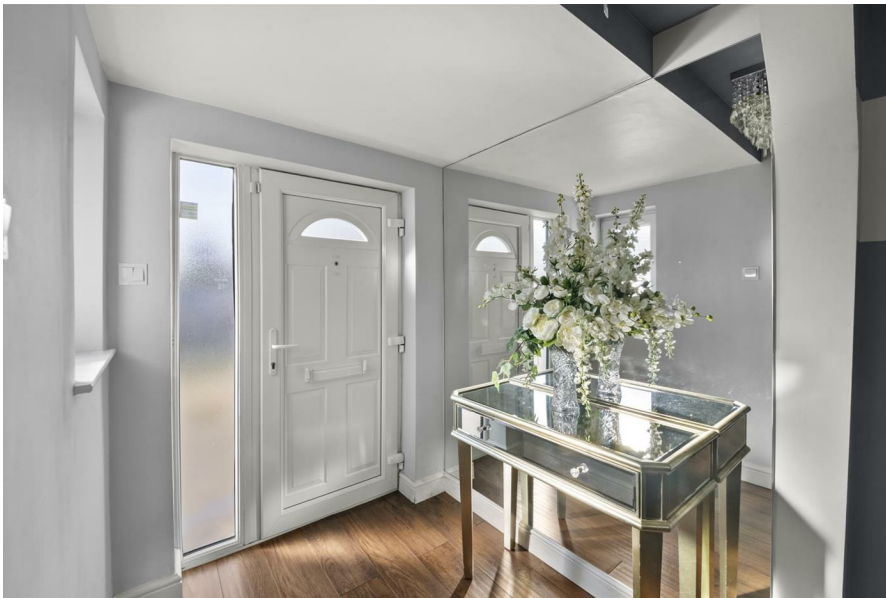
**Asking Price £749,950**

**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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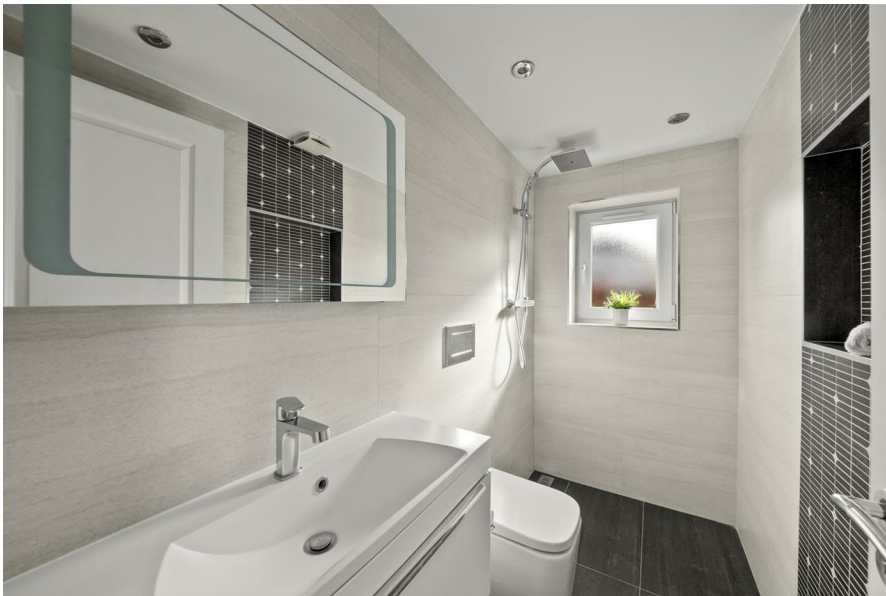
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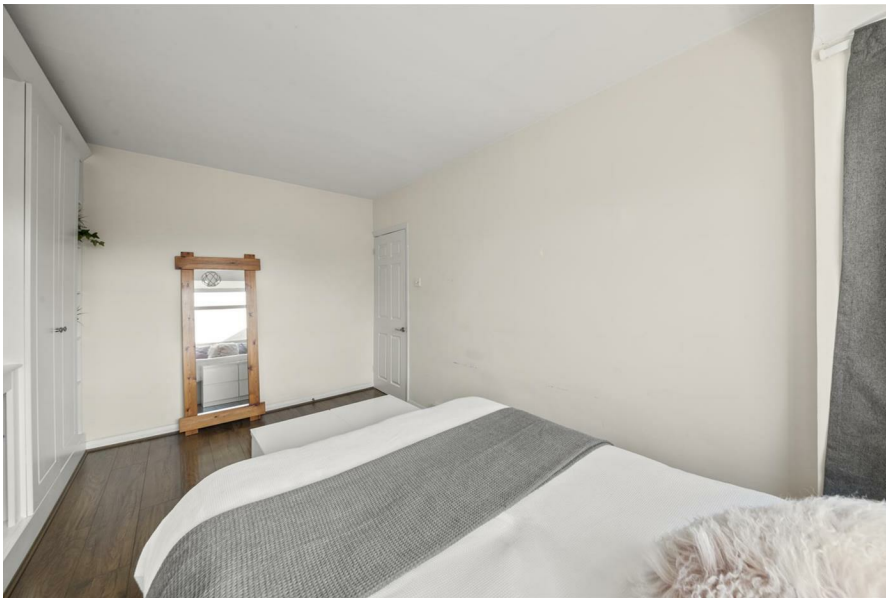
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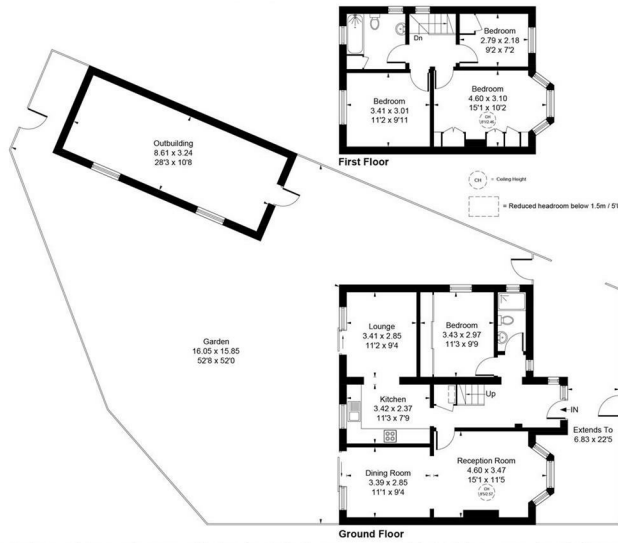
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Approximate Gross Internal Area = 112.85 sq m / 1215 sq ft  
Outbuilding = 28.12 sq m / 303 sq ft  
Total = 140.97 sq m / 1518 sq ft



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) <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>76</p>	<p>86</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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