



Hayes End Road, Hayes, UB4 8EL

An extremely well presented and extended semi det house offered for sale in excellent condition by it's current owners. Benefiting from both a double storey & single story rear extensions ,spacious accommodation now comprises entrance hall, ground floor wc, light & airy front reception room, second reception room leading to a beautiful extended kitchen / diner with double glazed doors opening to a lovely rear garden. The first floor provides landing, 4 good size bedrooms (3 with fitted wardrobes), luxury re fitted family bathroom. Externally to the front a large & attractive hedge provides scheduled off street to the front ,a shared driveway leading to double garage / workshop with both power & lighting perfect for a variety of different uses and a large "sun trap " rear garden. An ideal family home.

Located on much sought after residential road over looking open fields to the front and within walking distance of the Uxbridge Road with an array of shops, restaurants and several bus routes direct to Uxbridge Town Centre & Uxbridge Underground station.

Asking Price £664,950

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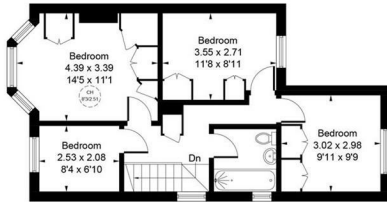


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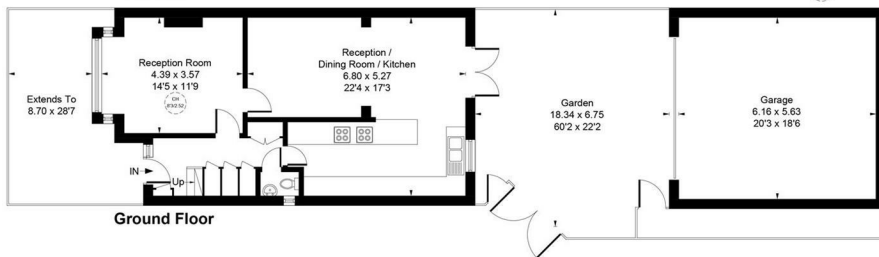


floorplan

Approximate Gross Internal Area = 111.77 sq m / 1203 sq ft
Garage = 35.19 sq m / 379 sq ft
Total = 146.96 sq m / 1582 sq ft



First Floor



Ground Floor

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	66	86
England & Wales	EU Directive 2002/91/EC	

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