



Minet Drive, Hayes, UB3 3JW

NO UPPER CHAIN for this 3 bedroom semi detached house owned by the same family for over 68 years! Located in a popular residential area close to a choice of schools and walking distance to Lomdardy retail park, variety of shops and Hayes Town (Hayes & Harlington Elizabeth line station).

This delightful property is perfect for a young family to create their own family home and with gas central heating the accommodation provides an entrance hall, lounge/dining room, downstairs bathroom and a kitchen/breakfast room. Upstairs has 3 bedrooms and loft space suitable for conversion stpp. Outside has a lovely South facing rear garden with rear extension potential. There is also a font garden which similar properties in the road have converted to provide off street parking stpp.

Guide Price £515,000

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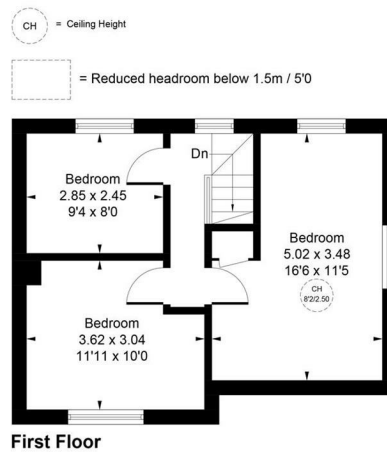
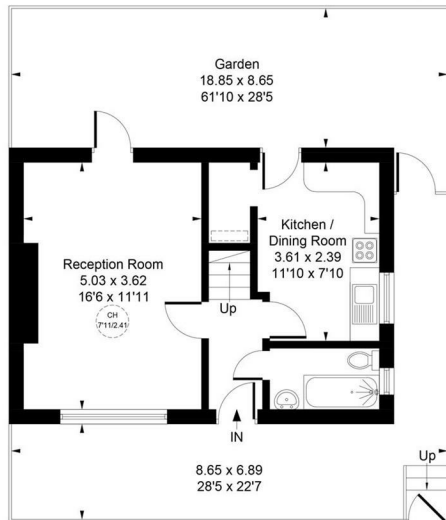
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Approximate Gross Internal Area
76.42 sq m / 823 sq ft



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>	69	85
England & Wales	EU Directive 2002/91/EC	

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