



Hayes End Road, Hayes, UB4 8EL

A beautifully presented & much improved bay fronted semi det house offered for sale with the rare benefit of an excellent detached annex / outhouse suitable for a variety of different uses. The main property has been skillfully extended to the rear and now comprises welcoming entrance hall, 3 inter connection reception rooms, large & modern fitted kitchen with integrated appliances, separate utility room, ground floor wc, 3 good size bedrooms and spacious family bathroom. Externally there is off street parking for several vehicles, beautiful rear garden with large patio area ideal for entertaining and a detached annex with power, lighting, heating & separate shower and wc....VIEWING IS HIGHLY ADVISED.

Located on a much sought after residential road over looking open fields to the front and with easy to the Uxbridge Road with a fine selection of shops, restaurants and bus routes direct to Uxbridge Town Centre & Underground station.

£610,000

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103 Hayes End Road, Hayes, UB4 8EL



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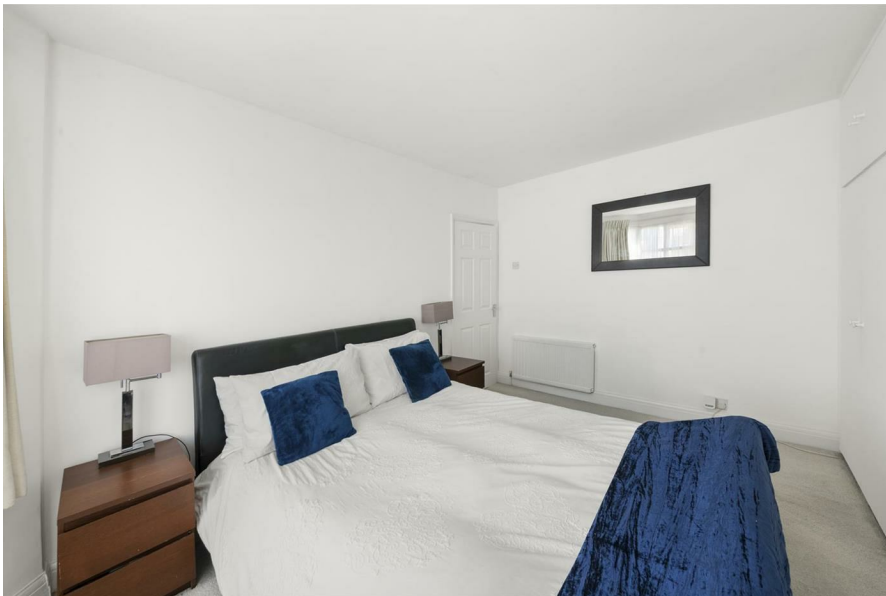
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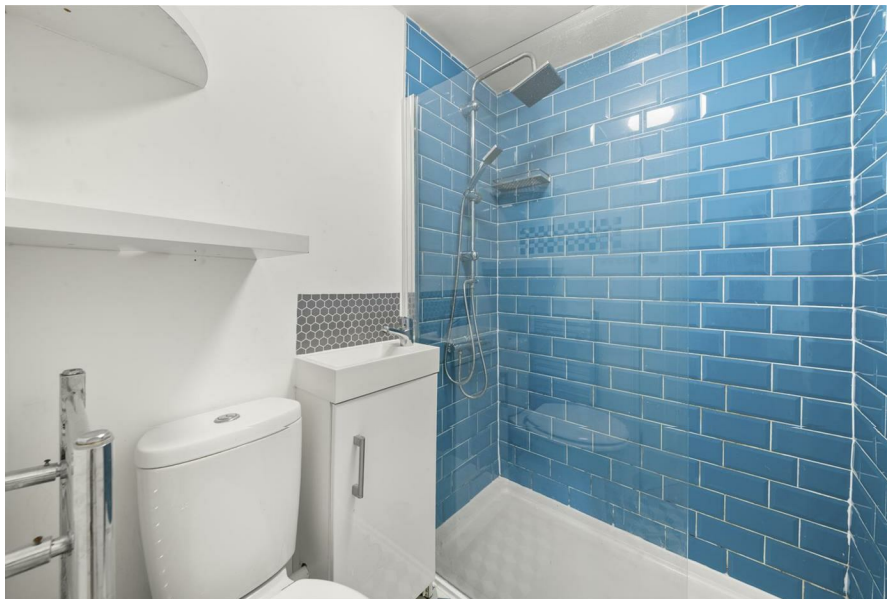
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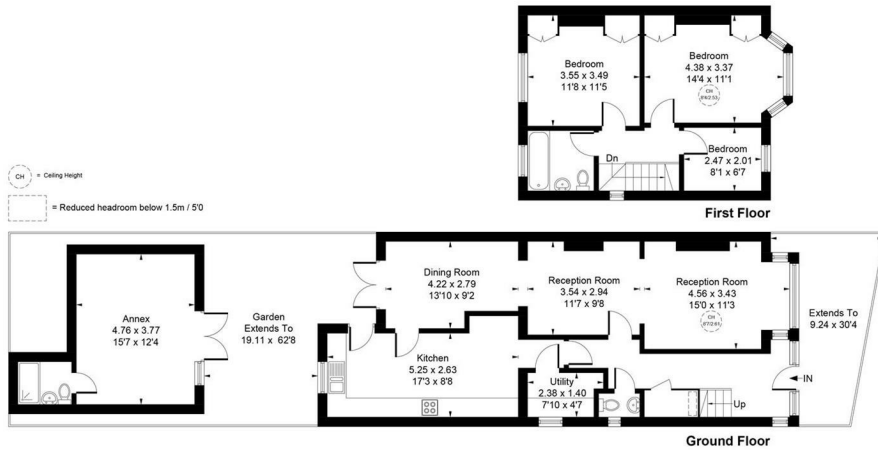


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Approximate Gross Internal Area = 118.43 sq m / 1275 sq ft
 Annex = 20.63 sq m / 222 sq ft
 Total = 139.06 sq m / 1497 sq ft



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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>67</p>	<p>87</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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