



## Dawley Road, Hayes, UB3 1LX

DO NOT MISS THIS!

THIS IS A TRULY OUTSTANDING 2 DOUBLE BEDROOM GROUND FLOOR FLAT WITH NO ONWARD CHAIN WHICH MUST BE VIEWED TO FULLY APPRECIATE!

140 YEARS LEASE / NO SERVICE CHARGES / NO GROUND RENT / OWN DRIVEWAY PARKING FOR 2 CARS / 70' approx LAWNED PRIVATE REAR GARDEN / DETACHED SUMMER HOUSE.

Situated within short walking distance to local shops, schools and an ASDA Superstore. Convenient for Hayes Town centre and Hayes & Harlington Elizabeth line station (Paddington within 20 minutes).

With transport links for Uxbridge, Stockley park, Heathrow and the M4/M25 this property boasts a wealth of style is well presented throughout with gas central heating and double glazed windows, solid wood flooring, lounge with an feature open fireplace and wooden window shutters, modern fitted kitchen with integrated appliances, 2 double bedrooms and a modern bathroom.

EARLIEST VIEWING HIGHLY RECOMMENDED!

**Asking Price £349,950**

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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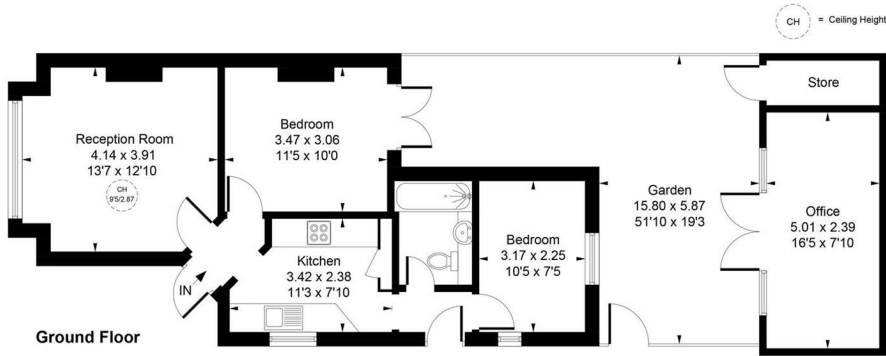


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Approximate Gross Internal Area = 49.66 sq m / 535 sq ft  
Office & Store = 14.64 sq m / 158 sq ft  
Total = 64.30 sq m / 693 sq ft



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>64</p>                          | <p>74</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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