



Gade Close, Hayes, UB3 3PY

A popular residential area for this extended modern styled 2 bedroom terraced house located near to Hayes Town and Hayes & Harlington Elizabeth line station (Paddington in under 20 minutes). The property is very well presented and benefits from gas central heating and leaded light styled double glazed windows. The living space provides an entrance hall, office/occasional bedroom, lounge/diner plus a rear extension modern fitted kitchen with additional 'under floor' heating. Upstairs has a double bedroom, modern bathroom and a spacious landing which has been adapted to include a bonus study area. Outside has an enclosed and paved South facing rear garden with a feature pond, large storage shed and rear access gate to a residence car park with an allocated space. There is also an additional communal garden area ideal for dog walking or picnics etc

Gade Close is a modest modern style Cul-de-Sac development (built circa 1985) with Minet Junior School just 200 yards away. Lombardy Retail Park is also within a short walk as are transport links for Southall Broadway, Ealing, Hounslow, Heathrow, M4/M25 and Uxbridge. This property would make an ideal first time buy or buy-to-let investment.

Offers In Excess Of £360,000

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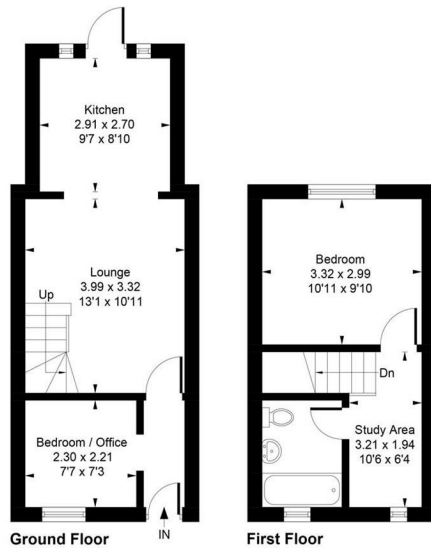
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Approximate Gross Internal Area = 49.80 sq m / 536 sq ft



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>62</p>	<p>88</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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