



### **Brentford Close, Hayes, UB4 9QG**

NO UPPER CHAIN FOR THIS 'BOVIS' BUILT 3 BEDROOM / 2 BATHROOM LINKED DETACHED FAMILY HOUSE. Situated in a much sought after development just a couple of minutes from Tesco Yeading Superstore and Willow Tree marina. Transport links are on hand for access to Northolt central line station, A40 London, Heathrow, M4 and Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes). The property has gas central heating and double glazing with the accommodation consisting of an entrance hall, downstairs toilet, modern fitted kitchen and a spacious L shaped lounge / dining room. Upstairs has a master bedroom with an en-suite shower/toilet, 2 more bedrooms and a modern bathroom. Outside you have an attached garage with your own drive area parking for several cars.

**VIEWING STRONGLY RECOMMENDED!**

**Asking Price £579,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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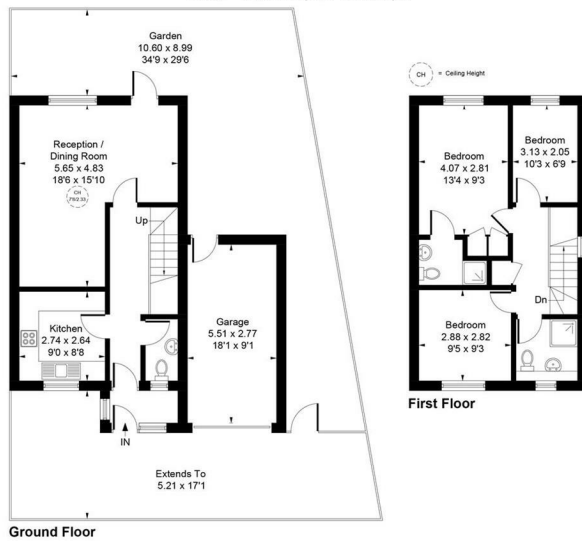
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Approximate Gross Internal Area = 86.85 sq m / 935 sq ft  
 Garage = 15.54 sq m / 167 sq ft  
 Total = 102.39 sq m / 1102 sq ft



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>67</p>	<p>84</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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