



### 46, Varcoe Gardens, Hayes, UB3 2FH

Excellent 2 double bedroom, second floor apartment in Varcoe Gardens. Perfect for either first time buyers or as a great rental investment. Very well presented with a video entry system, carpeted communal hall with stairs to all 3 floors. Contemporary living space with gas central heating and double glazed windows includes a large open plan lounge/fitted kitchen with a walk-on balcony overlooking the developments water feature. You have a good sized bathroom, 2 double bedrooms with the master bedroom also having an en-suite shower room and toilet. Hayes and Harlington Elizabeth line station is close by as are local shops schools and access to the Uxbridge Road for Uxbridge Town Centre.

**VIEWING HIGHLY RECOMMENDED!**

**Asking Price £315,000**

**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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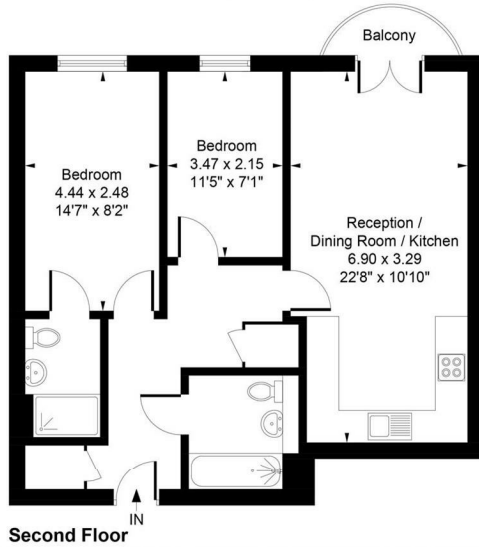


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Approximate Gross Internal Area  
61.94 sq m / 667 sq ft



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



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