



### Woodrow Avenue, Hayes, UB4 8QW

**DO NOT MISS THIS!**  
**2 DOUBLE BEDROOM TERRACED HOUSE IN MUCH SOUGHT AFTER RESIDENTIAL AREA CLOSE TO SHOPS, PRE-SCHOOL NURSERIES AND BOTH GRANGE PARK AND HAYES PARK JUNIOR SCHOOLS.**  
 With gas central heating and double glazed windows this well presented property has an entrance hall, lounge and a modern fitted kitchen/dining room. Upstairs has 2 double bedrooms and a modern bathroom/toilet. Outside you have a good sized garden and off street parking to the front for 2 cars.  
**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!**

**Asking Price £429,950**

**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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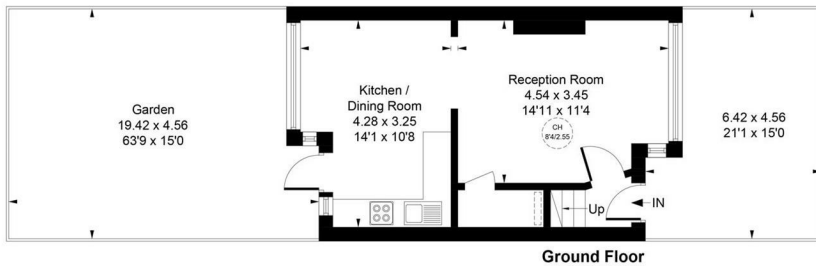
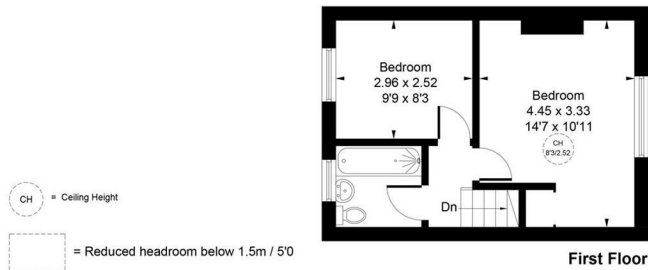




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Approximate Gross Internal Area = 61.54 sq m / 662 sq ft



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>75</p>	<p>86</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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