



Botwell Lane, Hayes, UB3 2AE

A well presented & spacious family home offered for sale with no onward chain, Having been recently decorated and benefiting from new carpets, spacious accommodation comprises entrance hall, living room / dining room, fitted kitchen, 3 good size bedrooms and refitted bathroom. Externally the property enjoys off street parking and a good size rear garden. The property also has the benefit of planning permission for a large rear extension (lapsed).....VIEWING IS HIGHLY RECOMMENDED

Located on a popular residential road within walking distance of local shops and bus routes in Hayes Town and also Hayes and Harlington underground station (Elizabeth Line), easy access to Heathrow Airport and excellent road links with Hayes By Pass and M4 nearby

Offers In Excess Of £505,000

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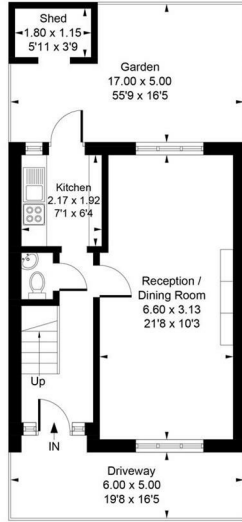


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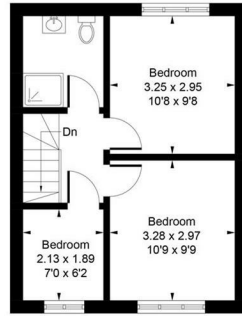


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Approximate Gross Internal Area = 66.60 sq m / 717 sq ft
 Shed = 2.10 sq m / 23 sq ft
 Total = 68.70 sq m / 740 sq ft



Ground Floor




First Floor

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>70</p>	<p>90</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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