



### Gade Close, Hayes, Middlesex, UB3 3PY

AS THE VENDORS SOLE AGENTS CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS WELL PRESENTED 1 / 2 DOUBLE BEDROOM FREEHOLD MODERN STYLE TERRACED HOUSE. THE PROPERTY WAS EXTENDED TO THE REAR IN 2021 TO ADD A 2ND RECEPTION ROOM WHICH IS NOW USED AS A 2ND BEDROOM.

Located close to Minet Primary School and convenient for Lombardy Retail Park, Hayes Town (Elizabeth Line station) and access to Southall and the Hayes-by-Pass for Heathrow and the M4 London.

With gas central heating and double glazed windows the property has a modern fitted kitchen, lounge and a 2nd reception room/bedroom extension to the rear. Upstairs has a double bedroom, modern bathroom and loft storage space. Outside to the rear is a paved garden with large storage shed and the front garden is paved with space to park (you would need to apply to the local council to have the kerb dropped accordingly as have neighbouring houses). You also have a residence private parking area with an allocated space.

**Asking Price £339,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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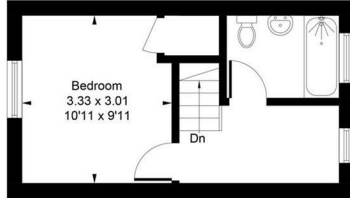


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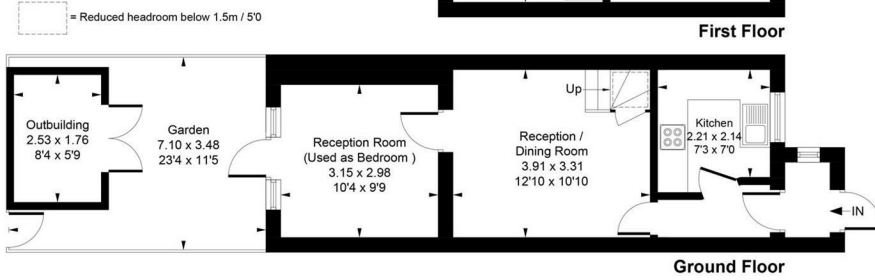


## 51 Gade Close, Hayes, Middlesex UB3 3PY

Approximate Gross Internal Area = 55.20 sq m / 594 sq ft  
Outbuilding = 4.46 sq m / 48 sq ft  
Total = 59.66 sq m / 642 sq ft



First Floor



Ground 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) <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>74</p>                          | <p>79</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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