



## **Exmouth Road, Hayes, UB4 8LL**

**NO UPPER CHAIN FOR THIS SPACIOUS 3 BEDROOM END OF TERRACED HOUSE WITH A LARGE DETACHED GARAGE AND 'BAGS OF POTENTIAL'.**

The property has gas central heating, double glazed windows and extension potential to the rear but will require complete updating throughout. The accommodation currently provides an entrance hall, 27' lounge / dining room and separate kitchen. Upstairs has 3 spacious bedroom and a bathroom with a separate toilet. Outside has a lawned rear garden with a full length foot path to a 23' detached garage via rear access. Exmouth Road is set within a popular area close to Charville School, Kingshill shopping parade and a childrens play ground.

**Asking Price £479,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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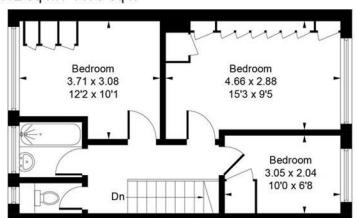


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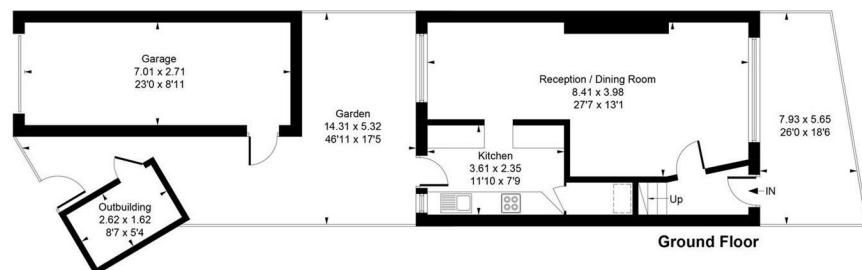
## 7 Exmouth Road, Hayes, UB4 8LL

Approximate Gross Internal Area = 85.68 sq m / 922 sq ft  
 Garage = 19.28 sq m / 208 sq ft  
 Outbuilding = 4.16 sq m / 45 sq ft  
 Total = 109.12 sq m / 1175 sq ft



First Floor

[Dashed Line] = Reduced headroom below 1.5m / 5'0"



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 purchaser.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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