



### Minterne Way, Hayes, UB4 0PE

NO UPPER CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION.  
THIS 3 BEDROOM CORNER PLOT SEMI DETACHED HOUSE OFFERS TREMENDOUS POTENTIAL TO EXTEND AND  
CREATE YOUR OWN PERFECT FAMILY HOME.

Located in a much sought after residential area convenient for access to Hayes Town, Southall Broadway and the  
Hayes-by-Pass for Heathrow and both the A40 & M4 for London.

The property requires full re-modernisation and currently provides you with a lounge, separate dining room and  
kitchen. Upstairs has 3 bedrooms and a bathroom. The corner plot provides space to extend to the rear, side and into  
the loft. An own drive parks 2 cars with space to add more all stpp.

DO NOT MISS THIS!

**Guide Price £559,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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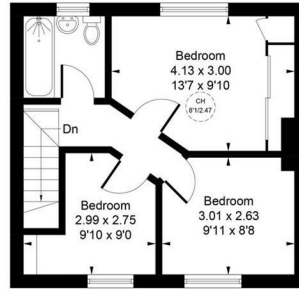
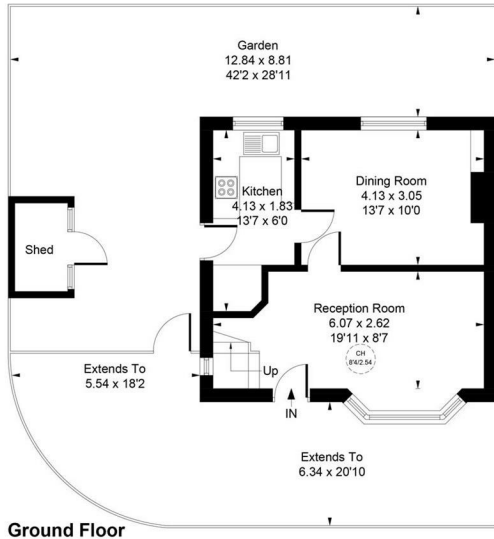
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Approximate Gross Internal Area = 73.33 sq m / 789 sq ft  
(Excluding Shed)



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>63</p>	<p>88</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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