



## Wood End Green Road, Hayes, UB3 2SJ

- Semi detached house
- Three bedrooms
- Reception room
- Loft space
- Well presented throughout
- Kitchen/dining room
- Conservatory
- Modern shower rooms

**Asking Price £550,000**

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**Accommodation**

Providing accommodation that briefly comprises, entrance porch, entrance hall, ground floor w.c, living room that opens into the kitchen/dining room with the kitchen being fitted with a range of storage units and drawers, inset gas hob with electric oven below and space for appliances, the conservatory overlooks and opens onto the rear garden.

To the first floor there are three well proportioned bedrooms and a modern shower room. There is a converted loft accessed from the landing and additional shower room.

**Outside**

There is a low maintenance rear garden and an attractive front garden with a variety of flowers and shrubs.

**Situation**

Set in a popular location within easy reach of the Uxbridge Road and ideally positioned for easy access to excellent transport links.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: D

EPC Rating: C

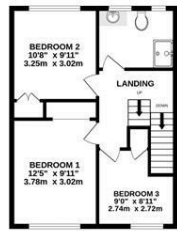
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

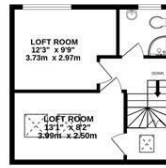
GROUND FLOOR  
594 sq ft. (55.2 sq.m.) approx.



1ST FLOOR  
477 sq ft. (44.3 sq.m.) approx.



2ND FLOOR  
328 sq ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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