



Warley Avenue, Hayes, UB4 0QZ

- Extended semi detached house
- Off street parking
- Kitchen/dining room
- Conservatory
- Garage
- Three bedrooms
- No upper chain
- Spacious living room
- Large rear garden
- Prime location

Asking Price £525,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Offered for sale with the benefit of having no upper chain this property is in a prime location just moments from the Uxbridge Road and within easy reach of the vibrant town centre.

Accommodation

The accommodation on offer briefly comprises, entrance hall with stairs to the first floor and access to the cloakroom, the spacious front reception room is well presented with a large front aspect double glazed bay window, the dining room opens into the extended kitchen with fitted units and space for appliances, from the kitchen there is access to the conservatory that overlooks and opens onto the rear garden.

To the first floor there are three bedrooms and shower room with separate WC.

Outside

There is a large garden to the rear of the property, to the front there is an area of garden and off street parking.

Situation

Located in the desirable area of Hayes, this property benefits from excellent connectivity. You'll find an array of local amenities, schools, and parks nearby, Hayes train station is within easy reach, offering swift links to Central London.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

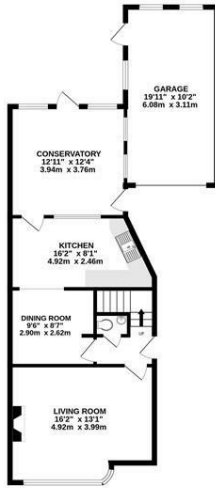
Council Tax Band: D

EPC Rating: TBC

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
810 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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