



62 Gledwood Drive, Hayes, Middlesex, UB4 0AJ

£675,000

EVANS
& COMPANY

Gledwood Drive Middlesex

- Extended Semi Detached House
- Full width Rear Extension
- Loft Conversion
- HMO Licensed
- 7 Rentable Rooms including 2 Studio Rooms
- Double Glazed
- Recently Refitted Kitchen
- Modern Bathroom Facilities

A Unique opportunity to purchase this 7 bedroom, 4 bathroom semi detached HMO Investment property. The property has recent been upgraded with new kitchen units, bathroom fittings and has been redecorated throughout. Features include double glazed windows and Gas Central Heating. Expected income is £72,000 pa

Covered Entrance
Double Glazed door to

Entrance Hall
stairs to first floor, doors to

Room 1
11'7" x 11'10" (3.54 x 3.63)



Room 2

11'2" x 8'0" (3.42 x 2.46)

Inner Hallway

doors to

Shower Room

Fully tiled shower cubicle, wash hand basin, wc

Sitting Area

9'2" x 9'8" (2.81 x 2.97)

Kitchen/ Breakfast Room

16'8" x 9'9" (5.09 x 2.98)

Modern kitchen units, built in electric over and hob

Stairs to First Floor

Stairs to second floor, laundry area, doors to

Bathroom

6'9" x 5'1" (2.08 x 1.57)

Room 3

12'0" x 10'5" (3.66 x 3.19)

Room 4

12'0" x 10'2" narrow to 8'1" (3.68 x 3.12
narrow to 2.48)

Room 5

9'8" x 8'0" (2.97 x 2.45)

Stairs to Second Floor

Doors to

Room 6 - Studio

11'9" x 9'4" (3.59 x 2.87)

Self contained with kitchenette, door to

En-suite Shower

Room 7 - Studio

9'1" x 9'5" (2.77 x 2.88)

Self Contained with Kitchenette,, sink, 2 ring electric hob,
door to

En Suite Bathroom

Outside

Front

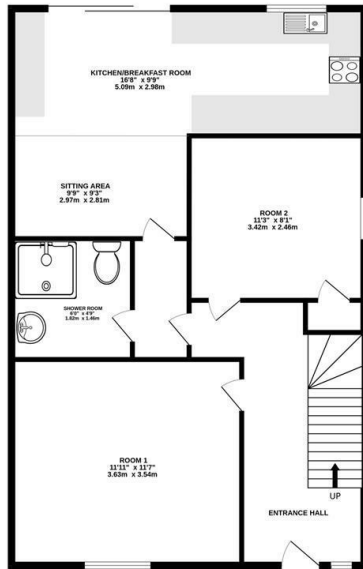
Off street Parking for 1 car

Rear

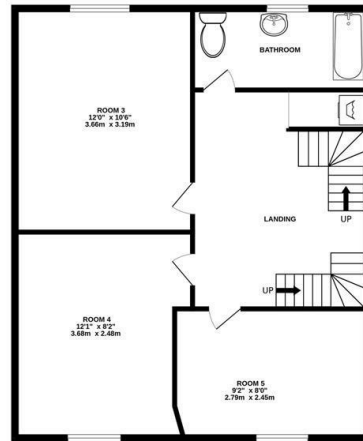
fully paved rear garden enclosed by panel fencing



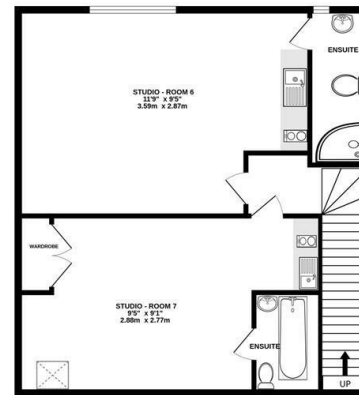
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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