



Telford Way, , UB4 9SS

Charrison Davis are delighted to offer for sale this extended semi det house offered for sale in immaculate condition throughout. Having undergone a programme of complete refurbishment in recent years the property is now presented for sale in stunning "turn key" condition. Comprising of entrance porch, spacious reception room, modern re fitted kitchen / diner, contemporary style conservatory, ground floor shower room, 3 good size bedrooms & luxury family bathroom. Externally there's parking for 2 / 3 vehicles, lawned rear garden, trendy covered patio area ideal for entertaining and useful detached brick built storage shed.

Located on the ever popular Glencoe Park development close to Willow Tree marina & the Grand Union canal. Tesco and a array of other shopping facilities are within walking distance as is public transport. Excellent road links such as Hayes By Pass & A40 / Western Ave are also close by.

Asking Price £539,950

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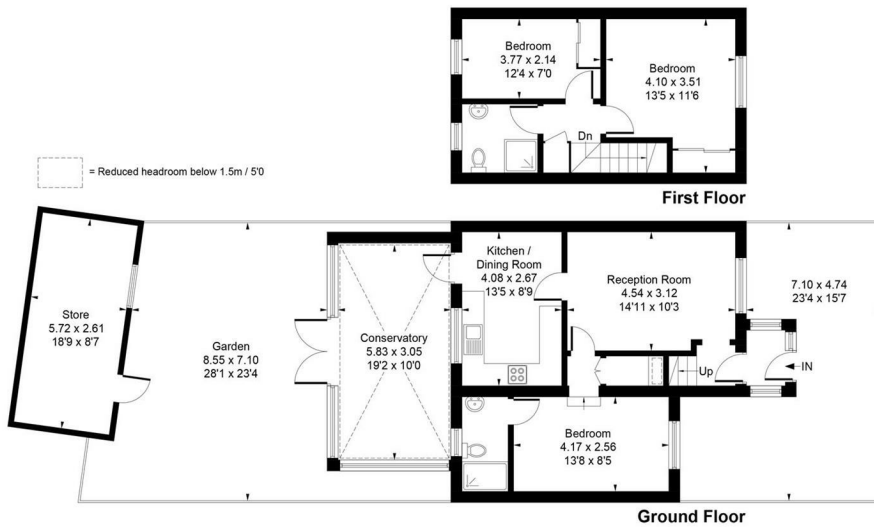
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Approximate Gross Internal Area = 99.54 sq m / 1071 sq ft
Store = 14.82 sq m / 160 sq ft
Total = 114.36 sq m / 1231 sq ft



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	78	82
England & Wales	EU Directive 2002/91/EC	

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