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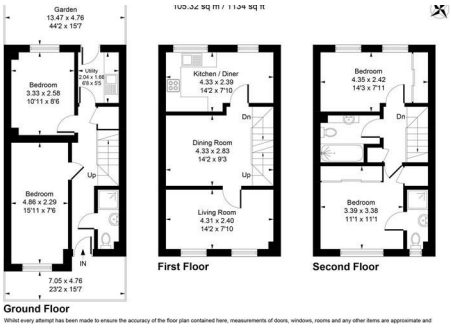

Tollgate Drive, Hayes, UB4 0NP

SPECIAL OPEN DAY SATURDAY 12TH OF SEPTEMBER! CALL IMMEDIATELEY FOR DETAILS!
CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS MODERN STYLE 4 DOUBLE BEDROOM TOWNHOUSE BUILT IN THE LATE 1990'S BY BARRETT HOMES. LOCATED WITHIN A PICTURESQUE CANAL SIDE DEVELOPMENT, THIS LARGE TOWNHOUSE IS AVAILABLE WITH NO ONWARD CHAIN AND IMMEDIATE VACANT POSSESSION.

With gas central heating, double glazed windows, newly repainted and quality new carpets added this year, the property is configured over 3 floors as follows:- The ground floor has an entrance hall, downstairs shower room/toilet, 2 double bedrooms and a utility room with door to a pretty rear garden. (this ground floor space is ideal for a large family living with teenagers or parents who could benefit from their own independent living space). From the stairs the first floor opens into a spacious dining/family room plus a separate lounge (the stud wall could easily be re-positioned to create 1 large L-shaped lounge if preferred). You also have a good sized modern fitted kitchen/breakfast room. To the 2nd floor the master bedroom benefits from an en-suite shower room/toilet, there is another double bedroom again with wardrobes and a modern fitted family bathroom. Outside has a pretty rear garden with a wooden decked and covered patio, lawn and fruit tree. To the front is your own drive parking 1 car and the property has pleasant views of the canal from all 3 floors. Tollgate Drive is just moments from the Uxbridge Road on the Hayes/Southall borders convenient for both Elizabeth line stations and the Hayes-by-Pass for M4 and A40 London plus Heathrow.

Asking Price £520,000

Tel: 020 8573 9922 Fax: 020 8569 3495
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ
Email: info@charrisondavis.com www.charrisondavis.co.uk

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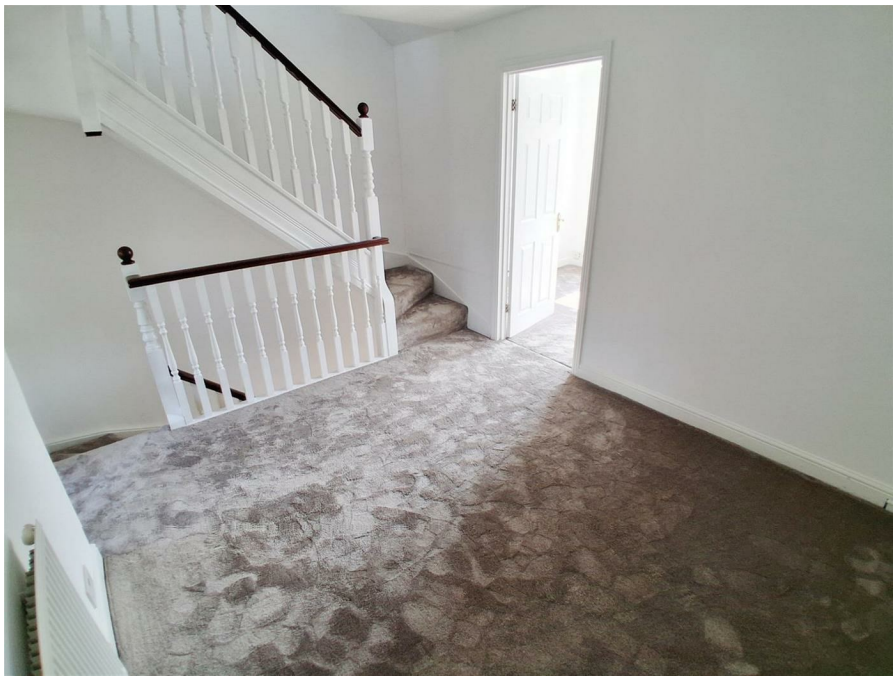

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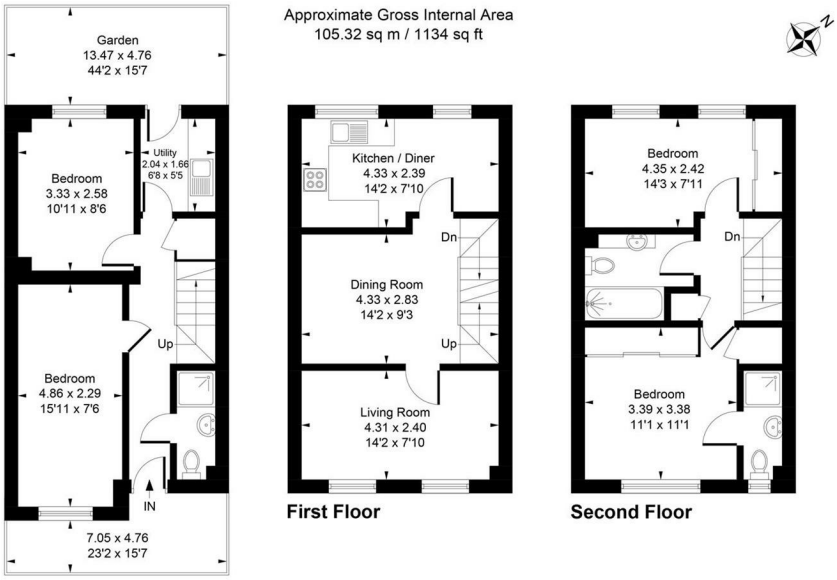

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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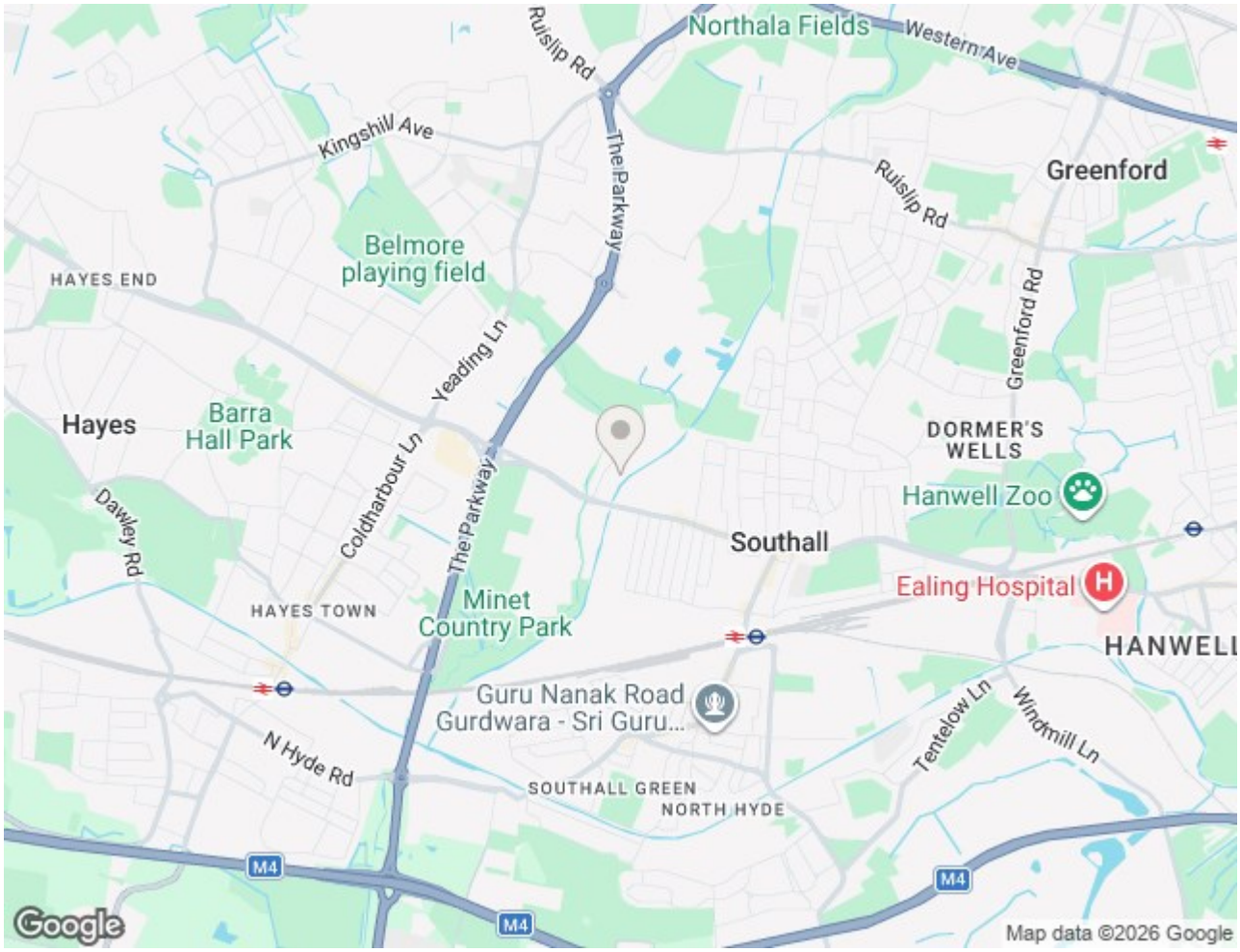
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