



Dorset Close, Hayes, UB4 8NT

DO NOT MISS THIS!

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS OUTSTANDING 'NASH' BUILT 4 BEDROOM / 2 BATHROOM SEMI DETACHED HOUSE BENEFITTING FROM A SIDE AND REAR EXTENSION. THIS WONDERFUL PROPERTY IS VERY WELL PRESENTED THROUGHOUT OFFERING MODERN, SPACIOUS AND TASTEFULLY DECORATED LIVING SPACE AND WITH OFF STREET PARKING FOR 2/3 CARS. Dorset Close is a quiet and pleasant cul-de-sac set within a much sought after residential area of North Hayes close to a choice of schools and walking distance to Hayes Park Primary School and Kingshill shopping parade with excellent transport links for the A40 London, Uxbridge, Hayes-by-Pass for Heathrow and Hayes Elizabeth line station.

The accommodation provides an entrance hall, lounge and separate dining room, 17' kitchen extension, ground floor shower room/toilet plus an 18' x 10' extension / 4th bedroom. Upstairs has 3 more bedrooms, loft space suitable for conversion stpp and a modern bathroom/toilet. Outside has a very stylish covered seating area ideal for BBQ's and entertaining and a secluded and well tended lawned rear garden. (there is also further scope to add a second storey extension) You have parking for 2/3 cars.

THIS REALLY IS A HOME TO BE PROUD OF AND YOUR EARLIEST VIEIWNIG IS STRONGLY RECOMMENDED!

Asking Price £625,000

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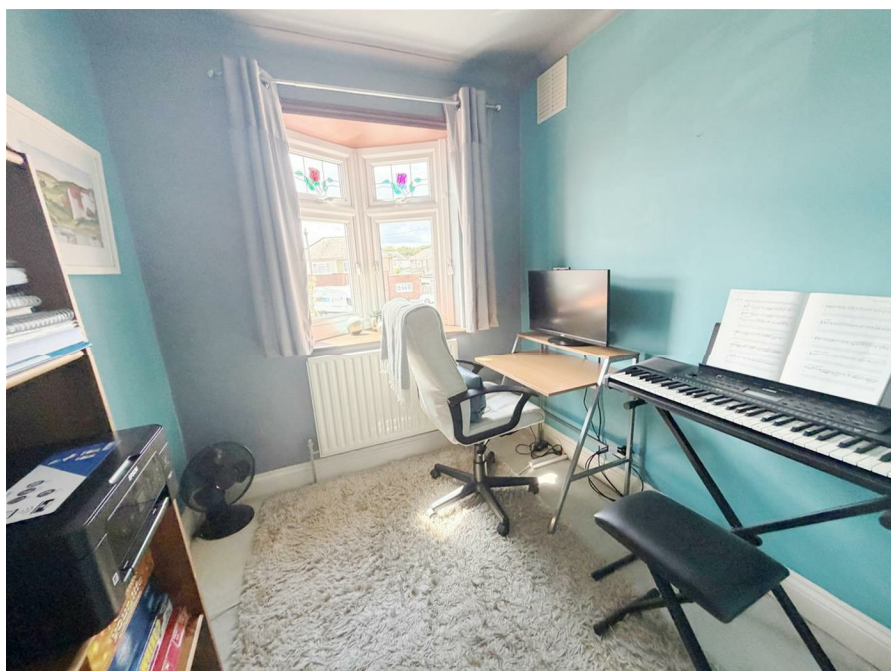
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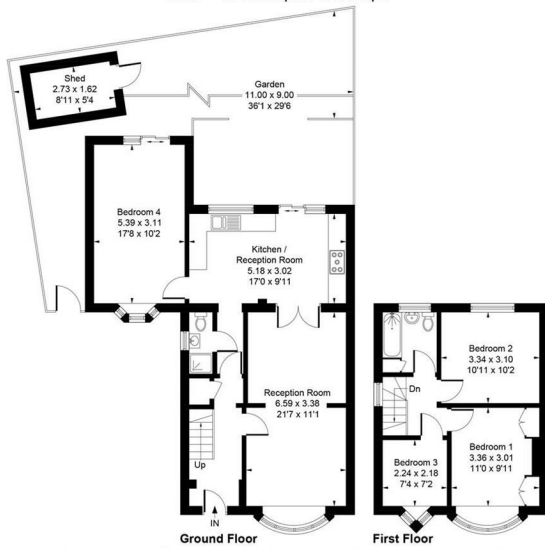
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Approximate Gross Internal Area = 108.04 sq m / 1163 sq ft
 Shed = 4.45 sq m / 48 sq ft
 Total = 112.49 sq m / 1211 sq ft



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>62</p>	<p>77</p>

England & Wales

EU Directive
2002/91/EC



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