

# Leamington Place

Hayes • Middlesex • UB4 8QZ  
Offers In Excess Of: £535,000



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# Leamington Place

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Offered to the market is this fantastically presented two bedroom two bathroom semi detached family home, situated in a prime spot closeby to highly regarded schools, numerous amenities and an abundance of transport links. This home benefits from APPROVED PLANNING PERMISSION allowing for additional potential making this a forever home. The property compromises of ample off street parking, a large entrance porch, a well designed through lounge benefiting from both living and dining space and a fully fitted kitchen with access to the rear garden. Upstairs benefits from a large 12ft master bedroom along with the addition of an en-suite bathroom, a 10ft second bedroom along with a well designed family bathroom.

Semi detached home

PLANNING PERMISSION APPROVED

Fantastic condition throughout

Two bedrooms

Two bathrooms

Ample off street parking

Secluded rear garden

Walking distance to nearby amenities

Closeby to highly regarded schools

Easy access to transport links

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

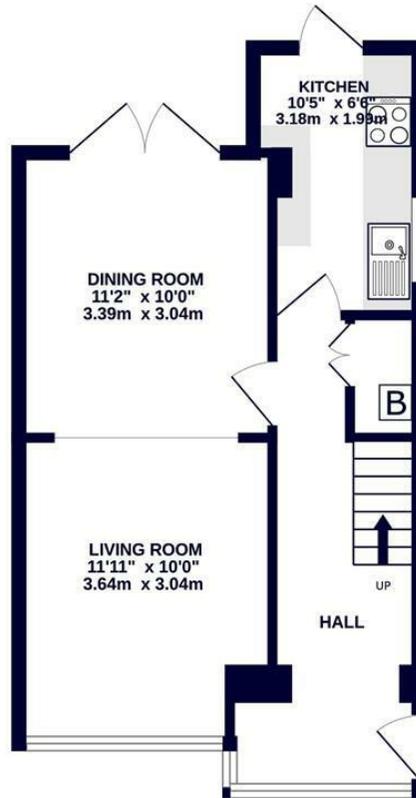




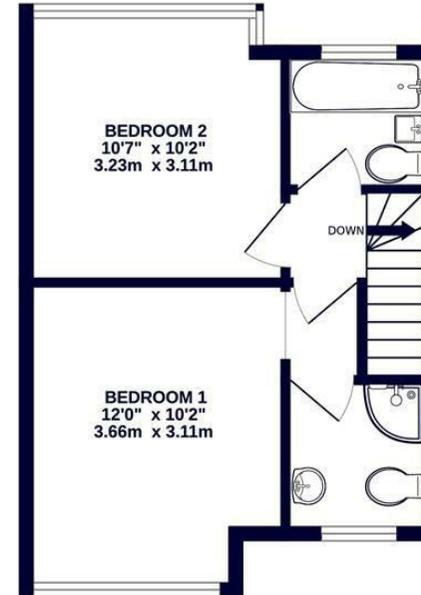
OUTBUILDING  
109 sq.ft. (10.2 sq.m.) approx.



GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		65	78
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.