



### Paddington Close, Hayes, UB4 9QH

Charrison Davis are delighted to offer for sale this extended 5/6 bedroom, 3 bathroom link detached house presented for sale with the benefit of no upper chain. Offering just under 1500 sq ft of living accommodation arranged over 3 floors the property comprises entrance porch, hallway, fitted kitchen, 3 reception rooms, ground floor shower room, 5 bedrooms ( 1 on the ground floor), en suite to master to bedroom and family bathroom. Externally there's parking to the front via own drive and low maintenance rear garden.....VIEWING IS HIGHLY RECOMMENDED.

Located on the popular Glencoe Park development in Yeading a short distance from Yeading Tesco and the picturesque Willow Tree Marina. Direct bus routes to Greenford Broadway with its excellent offering of shopping facilities and well regarded primary & secondary schools are with walking distance as are excellent road links A40 / Western Avenue & Hayes By Pass.

**Asking Price £629,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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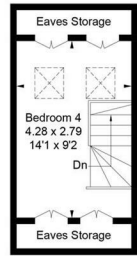
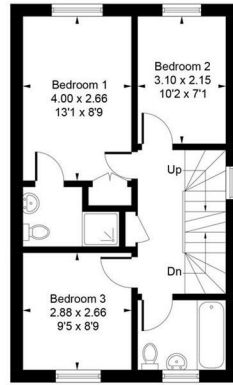
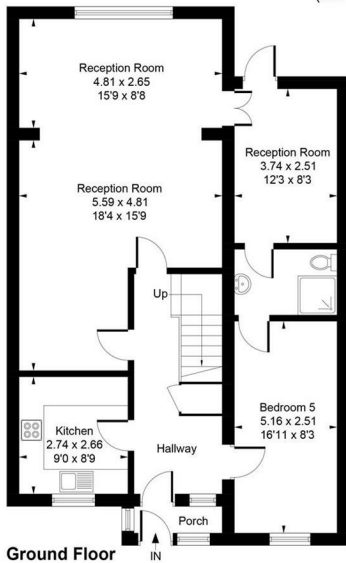


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Approximate Gross Internal Area = 136.94 sq m / 1474 sq ft  
(Including Eaves Storage)



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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>75</p>                          | <p>82</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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