



## Hobart Road, Hayes, UB4 9LY

Charrison Davis are delighted to bring to the market for the first time since the property was built, this spacious terrace house offered for sale with no onward chain. Accommodation comprises entrance hall, a ground floor wc, a large living / dining room with direct access to rear garden, kitchen / breakfast room, 3 good size bedrooms and a fully tiled family bathroom. Externally there are gardens to front and rear with brick built storage shed and rear gated pedestrian access... an ideal first time buy.....VIEWING IS HIGHLY ADVISED

Located on popular residential road a short distance from Yeading Lane. Local shops are within walking distance as are direct bus routes to both Northolt underground Station ( Central Line) and Hayes & Harlington underground station ( Elizabeth Line). Brookside primary School and Barnhill Community High School are both close by and so are excellent road links such as a40 / Western Ave and Hayes by Pass.

**£487,500**

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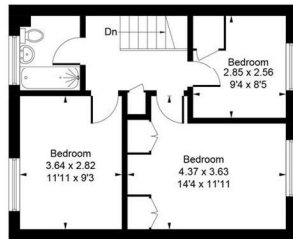
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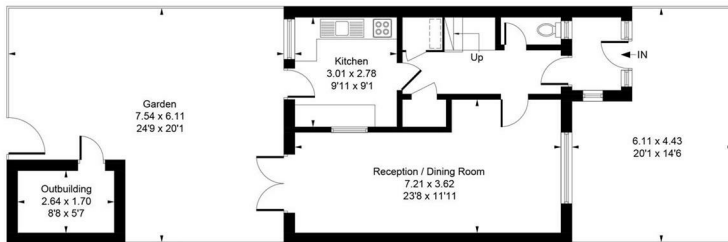


Approximate Gross Internal Area = 90.10 sq m / 970 sq ft  
 Outbuilding = 4.65 sq m / 50 sq ft  
 Total = 94.75 sq m / 1020 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

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>68</p>	<p>77</p>

**England & Wales**

EU Directive  
2002/91/EC



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