

# Telford Way

North Hayes • Middlesex • UB4 9TH  
Guide Price: £560,000



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est 1986

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A beautifully, well presented, three bedroom, semi-detached home that has been offered to the market with generously proportioned rooms throughout and potential to extend subject to the usual planning consents. Telford Way is a sought after residential road located close to the tranquil setting of Yeading Marina and nature reserve beyond. This location offers easy access to a variety of amenities. The ground floor of the property comprises 27ft kitchen/living area, 10ft office and store room. To the first floor, you will find the 11ft main bedroom with fitted wardrobes and en-suite shower room, 10ft second bedroom with fitted wardrobes, 10ft third bedroom and family bathroom. Outside, there is off street parking and a landscaped, private rear garden, laid with artificial grass creating a low maintenance feel. The back of the house has a decked patio area and to the side, there is a paved patio area both great for outdoor enjoyment.

Three bedrooms

Semi detached

Fantastic condition throughout

Private rear garden

Off street parking

Converted garage

Cul-de-sac location

Walking distance to numerous amenities

Easy access to transport links

Close by to highly regarded schools

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.

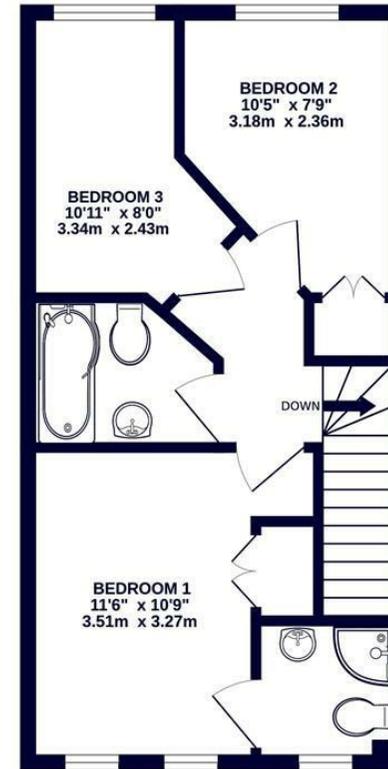




GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
		68	75
England & Wales		03 September 2022/01/2023	

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.