



Charville Lane, Hayes, UB4 8PE

CHARRISON DAVIS OFFER FOR SALE WITH NO ONWARD CHAIN THIS SPACIOUS 3 DOUBLE BEDROOM END OF TERRACED HOUSE SITTING ON A SUBSTANTIAL CORNER PLOT PROVIDING POTENTIAL TO EXTEND TO THE SIDE, REAR AND INTO THE LOFT STPP. Smartly priced for a QUICK SALE this excellent family house has views across field and meadows and with gas central heating and double glazed windows, good sized rooms throughout provide an entrance hall, lounge + separate dining room and a fitted kitchen.

Upstairs has 3 double bedrooms, bathroom and loft space suitable for conversion.

Outside has generous lawned frontage + side space providing scope for a significant extension and a lawned rear garden with plenty of space for a rear extension Positioned within easy reach of well regarded primary and secondary schools, bus links provide access to the Uxbridge Road, Hayes Town Elizabeth line station and Uxbridge shopping centre. Major road networks include the A312 and A40, offering quick connections to the M40, M25. and central London.

EARLY VIEWING STRONGLY RECOMENND!

Asking Price £515,000

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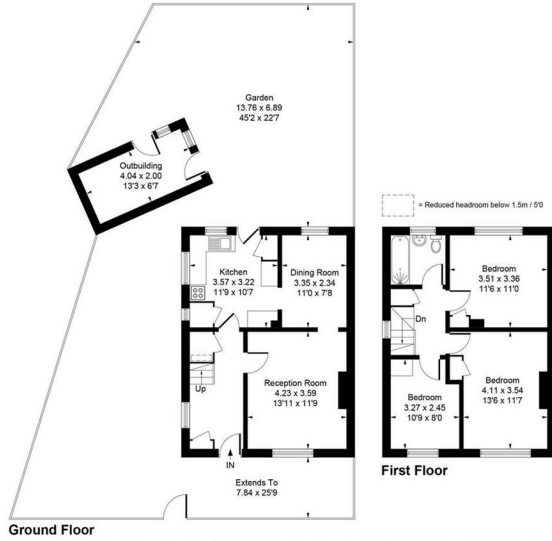


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Approximate Gross Internal Area = 88.70 sq m / 955 sq ft
 Outbuilding = 8.40 sq m / 90 sq ft
 Total = 97.10 sq m / 1045 sq ft



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>72</p>	<p>78</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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