



Attlee Road, Hayes, Middlesex, UB4 9JB

Charrison Davis are delighted to offer for sale this well presented & extended mid terrace house offered for sale with no onward chain and comprising entrance porch, hallway, living room / dining room, fitted kitchen, 4 good size bedrooms all with fitted wardrobes, en suite shower room to master & family bathroom. Externally there's off street parking to the front, good size rear garden & double garage to rear. An ideal family home or rental investment with expect rent in the region of £2600 per month.

Located on a popular residential road a short walking distance from both shops and direct bus routes to Northolt underground station (Central Line) and Hayes Town centre and underground station (Elizabeth Line) Both St Raphaels and Belmore primary schools are also close by.

Offers In Excess Of £500,000

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entrance porch

tiled floor

hallway

laminate flooring, radiator, staircase to first floor with storage cupboard under & meter cupboard

living room / dining room

24'5" x 11'5" (7.45m x 3.48m)

front aspect double glazed window, radiators, laminate flooring, inset lighting & rear aspect double glazed window



reverse view



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kitchen

10'5" x 7'9" (3.2m x 2.37m)

range of eye & base level units, single drainer sink unit with mixer tap, part tiled walls, built in oven & hob with extractor hood over, space & plumbing for washing machine, tumble dryer & dishwasher, space for fridge freezer, tiled floor, wall mounted boiler & rear aspect double glazed window & door leading to rear garden



reverse view



first floor landing

fitted carpet, built in storage cupboard & staircase to second floor

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bedroom 2

19'0" x 14'11" (5.8m x 4.57m)

rear aspect double glazed window, radiator, fitted carpet & fitted wardrobes



reverse view

bedroom 3

11'5" x 10'6" (3.5m x 3.22m)

front aspect double glazed window, radiator, fitted carpet & fitted wardrobe



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reverse view



bedroom 4
13'1" x 9'1" (4m x 2.77m)



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reverse view



bathroom

7'6" x 5'1" (2.31m x 1.56m)

panel enclosed bath with mixer tap & shower over, folding shower screen, wall mounted wash hand basin with mixer tap & cupboards under, low level wc, tiled walls & floor, radiator, inset lighting, extractor fan & rear aspect frosted double glazed window



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reverse view



bedroom 1

19'0" x 14'11" (5.8m x 4.57m)

front aspect sky light x 2, radiator, fitted carpet, inset lighting & range of fitted wardrobes with matching overhead cupboards



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reverse view



en suite shower room

6'11" x 3'5" (2.11m x 1.05m)

enclosed shower cubicle, inset wash hand basin with mixer tap & cupboards under, low level wc, tiled walls & floor, radiator, inset lighting, extractor fan & rear aspect frosted double glazed window



second floor landing

front aspect sky light, fitted carpet & range of fitted storage cupboards

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external

off street parking to the front, rear garden, laid to lawn with patio area & side gated pedestrian access



reverse view



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garage

18'11" x 13'9" (5.78m x 4.2m)
with power & lighting

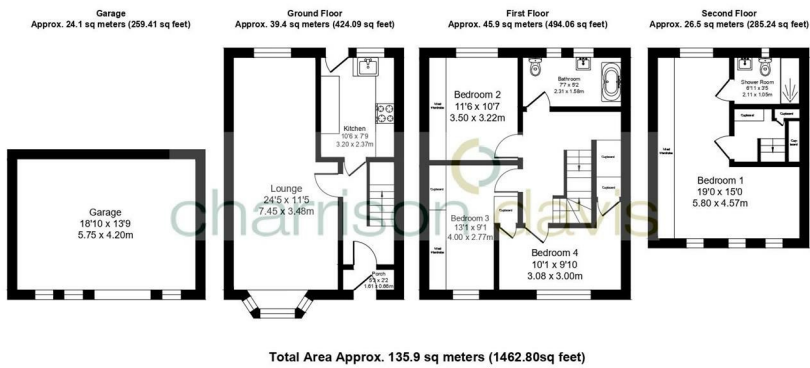


internal



floor plan

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	73	84
England & Wales	EU Directive 2002/91/EC	

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