charrison davis









Queens Road, Hayes, UB3 2RX

DO NOT MISS THIS!
CHARRISON DAVIS are delighted to offer for sale this impressive three/four bedroom extended semi-detached family home, boasting a particularly generous sized rear garden. Situated in a popular residential road, the property is ideally positioned for access to both Hayes Town and the Uxbridge Road. The well-planned accommodation comprises an extended entrance hall, a front reception room currently utilised as a fourth bedroom, downstairs toilet and a family room opening into a fabulous modern fitted kitchen/dining room extension, creating a wonderful space for everyday family living. To the first floor are 3 more double bedrooms and a stylish contemporary shower room with WC. There is also potential to extend into the loft, subject to the usual local authority consents. Externally, the own front driveway provides off-street parking for 3 cars whilst to the rear is a large rear garden in excess of 100' complete with a feature fish pond, impressive Summer House, timber storage shed and a useful detached block built garden room + vehicular rear access. Queens Road is located close to Hayes Barra Hall Recreation Park, Hayes Conservation Area, the iconic 'Beck' Theatre and Rosedale College. Hayes Town Shopping Centre and the Uxbridge Road are also easily accessible, together with Hayes & Harlington Elizabeth Line station, providing excellent connections into Central London. Road links include the A40, A312 and M4, offering convenient access to Uxbridge, Heathrow Airport and London. VIEWING HIGHLY RECOMMENDED. A fantastic family home with exceptional outdoor space and further potential. VIEWING HIGHLY RECOMMENDED!

Asking Price £609,950

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Approximate Gross Internal Area = 117.45 sq m / 1264 sq ft
Outbuildings = 66.07 sq m / 711 sq ft
Total = 183.52 sq m / 1975 sq ft

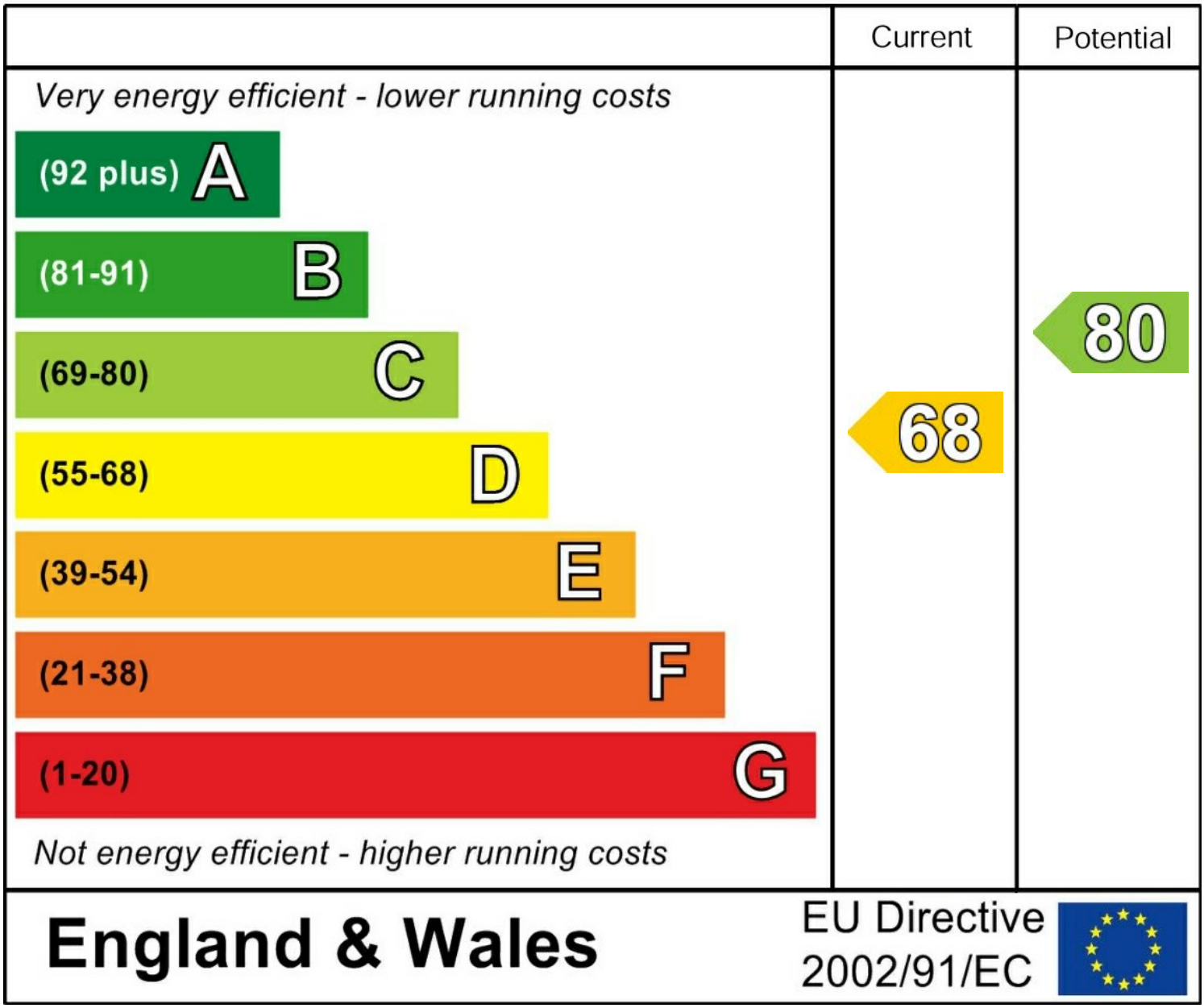


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Energy Efficiency Rating



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