



### Gilpin Way, Hayes, UB3 5LZ

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE WITH NO ONWARD CHAIN THIS MODERN AND ATTRACTIVE 3 DOUBLE BEDROOM L-SHAPED AND DETACHED BUNGALOW WITH A 15' x 13' DETACHED GARAGE/OWN DRIVE AND SIDE SPACE PROVIDING EXTENSION POTENTIAL STPP. Nestled in a secluded residential cul-de-sac within just a few hundred yards of Harlington Village Centre which offers a good selection of shops and regular bus services direct to Hayes town centre & Hayes underground station (Elizabeth line), Hatton Cross station and easy access to Heathrow and the A4/M4 for London.

The property also has the benefit of cavity wall insulation double glazed windows and a new combination central heating and hot water boiler was installed in 2024. The accommodation provides an entrance hall with doors to all rooms, Spacious lounge/dining room, oak style fitted kitchen, 3 double bedrooms, modern bathroom and toilet + 2nd separate toilet. Outside has a good sized paved garden, detached 15' x 13' garage and own drive.

**EARLY VIEWING STRONGLY RECOMMENDED!**

**Offers In Excess Of £570,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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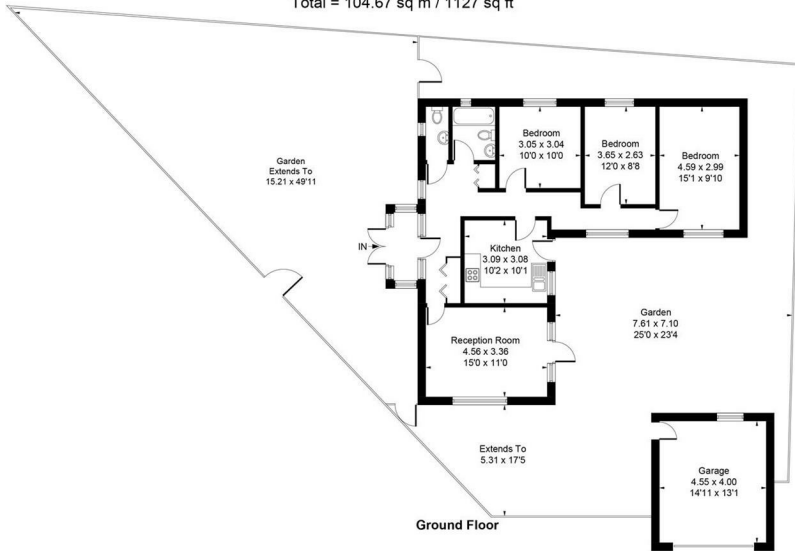


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Approximate Gross Internal Area = 86.17 sq m / 928 sq ft  
Garage = 18.50 sq m / 199 sq ft  
Total = 104.67 sq m / 1127 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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