



Botwell Lane, Hayes, UB3 2AE

DO NOT MISS THIS 'HUGE HUGE GARDENS AND EXTENSIVELY EXTENDED'

CHARRISON DAVIS OFFER FOR SALE THIS EXTRAORDINARY 4/5 BEDROOM SEMI DETACHED HOUSE VASTLY EXTENDED AND OFFERING APPROX 3000 SQ.FT OF MAGNIFICENT LIVING SPACE. THE PROPERTY ALSO BOASTS A LARGE REAR GARDEN PLUS 3 ADJOINING SEPARATE REAR GARDENS PROVIDING MUCH POTENTIAL. THERE IS ALSO A LARGE DETACHED OUTBUILDING WITH A SHOWER ROOM/TOILET.

Located in Hayes Town centre close to the shops, choice of schools and walking distance to Hayes & Harlington Elizabeth line station, THIS ENORMOUS PROPERTY OFFERS VERSATILE POTENTIAL AND VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THIS IMPRESSIVE PROPERTY WITH LAND AND THE OPPORTUNITY IT OFFERS!

the main house has a double storey and huge single storey rear extension to provide an entrance hall, lounge, 21' luxury kitchen/dining room, 27' utility/family room, downstairs toilet and a ground floor 4th bedroom with en-suite shower room/toilet. Upstairs has 3 good sized bedrooms with an extended 20' master bedroom/dressing room plus a luxury shower room/toilet. Loft space is ideal for conversion stpp. Outside to the rear you have an additional 17' summer room extension, large wooden decked rear garden area, detached outbuilding with shower and toilet, extra garden space to the rear, plus another garden area with storage sheds to the side and yet another fenced off garden area to the side of that. Your own drive to the front parks 2 cars with a shared drive to the side.

CALL IMMEDIATELY TO VIEW!

Asking Price £800,000

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Approximate Gross Internal Area = 174.01 sq m / 1873 sq ft
Outbuildings = 62.50 sq m / 673 sq ft
Total = 236.51 sq m / 2546 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) 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>	72	79
England & Wales	EU Directive 2002/91/EC	

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