

Birchway

Hayes • Middlesex • UB3 3PA

Guide Price: £500,000



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This two bedroom, extended, semi-detached home situated on a sought after road in Hayes, offered to the market with generously proportioned rooms throughout. Birchway is situated just off Coldharbour Lane which is located just off of the Uxbridge Road and all its amenities including shops and bus links. Hayes Town centre with its expanse of shops, banks, restaurants and the Elizabeth Line is a few minutes walk away, while the M4 and its links to London and the Home Counties is just a short drive. The property comprises 14ft living room, 14ft kitchen, 11ft utility room and a W/C.

To the first floor, there is the 14ft main bedroom with fitted wardrobes, 11ft second bedroom and family bathroom. Outside, there is off street parking for two cars and a low-maintenance private rear garden. To the rear, there is a 19ft outbuilding.

Two bedroom house

Semi-detached

Extended

Sought after location

14ft living room

Downstairs W/C

14ft main bedroom with fitted wardrobes

19ft outbuilding

Private rear garden

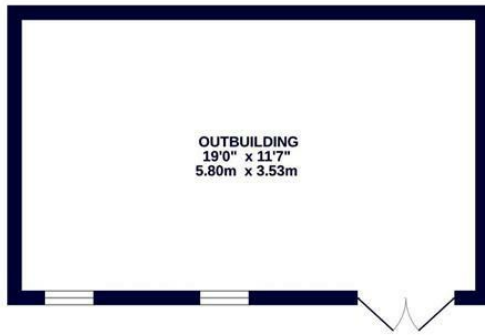
Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





OUTBUILDING
221 sq.ft. (20.5 sq.m.) approx.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D	70	77
Not very energy efficient - higher running costs	E		
Energy inefficient - very high running costs	F		
Very energy inefficient - extremely high running costs	G		

England & Wales
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.