



Blandford Way, Hayes, UB4 0PA

CHARRISON DAVIS ARE THE SOLE SELLING AGENTS FOR THIS EXCEPTIONAL 3 BEDROOM EXTENDED HOUSE. Beautifully presented and modernised throughout this delightful property has gas central heating, double glazed windows, spacious lounge, ground floor luxury shower room/toilet and an impressive modern fitted kitchen/diner, full width extension to the rear. Upstairs has 3 bedrooms (2 doubles have fitted wardrobes) and loft space suitable for conversion stpp. Outside has a feature covered patio area ideal for BBQ's etc, a well tended lawn, detached brick/double glazed outbuilding plus own drive parking to the front for 2 cars. The property is located within a much sought after residential area off Brookside Road conveniently positioned for access to Southall Broadway, Hayes Town and the Hayes-by-Pass for Heathrow, M4 & A40 London.

Asking Price £549,950

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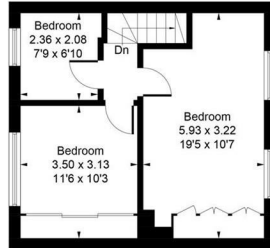


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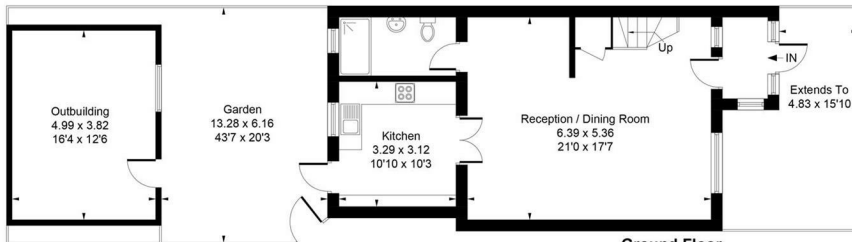


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Approximate Gross Internal Area = 93.44 sq m / 1006 sq ft
Outbuilding = 19.00 sq m / 205 sq ft
Total = 112.44 sq m / 1211 sq ft



First Floor



Ground Floor

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>		
England & Wales	EU Directive 2002/91/EC	

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