Waylands

Hayes • Middlesex • UB3 2QU
Offers In Excess Of: £350,000

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A three bedroom, terraced house without an onward chain offering a great opportunity to modernise and create a lovely family home on a convenient cul-de-sac. Waylands is a residential road in Hayes which is conveniently located for shops, schools and within easy reach of a number of bus routes to both Hayes and Uxbridge Town Centres with their variety of shops, restaurants and Metropolitan/Piccadilly and British Rail train stations. The ground floor of the property comprises generous porch / conservatory, 10ft kitchen and the 15ft living room. To the first floor, there is the 11ft main bedroom, 9ft second bedroom, 8ft third bedroom and family bathroom. Outside, there is a generous garage with on street parking and a private rear garden with raised beds.

Three bedroom house

Terraced

No onward chain

Great transport links

15ft living room

10ft kitchen

9ft main bedroom

11ft second bedroom

Private rear garden

On 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.

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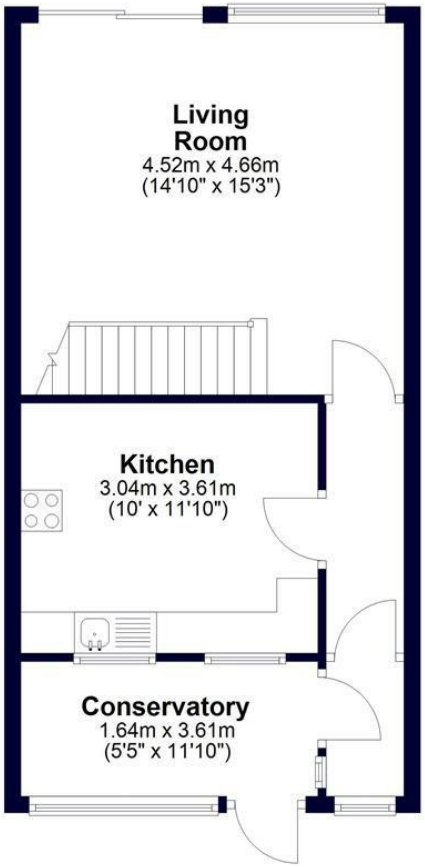
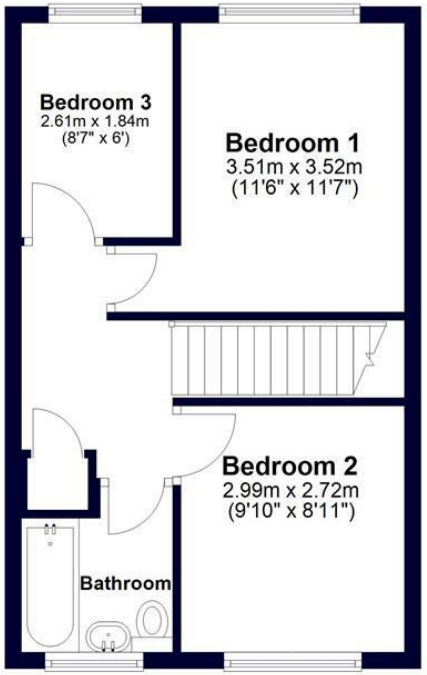
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 79.4 sq. metres (854.9 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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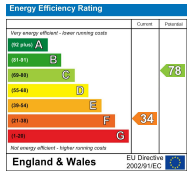

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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