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## Juniper Way, Hayes, UB3 1LF

CHARRISON DAVIS OFFER FOR SALE THIS MORE SPACIOUS THAN EXPECTED 3 DOUBLE BEDROOM EXTENDED TOWNHOUSE WITH WELL PRESENTED AND WELL PROPORTIONED LIVING SPACE ARRANGED OVER 3 FLOORS. Juniper way is set within a popular residential area convenient for local schools, walking distance to Hayes Town shopping centre (Elizabeth line station) and access to the M4/A40 London and the M25 Motorways.

The property has electric storage heaters and double glazed windows with spacious accommodation as follows:-

To the ground floor is a 22' lounge, separate15' kitchen/diner and a utility room/study.

The 1st floor has 2 double bedrooms, built-in storage cupboards and a separate toilet.

The 2nd floor has another double bedroom and a separate shower room/toilet.

Outside has a paved rear garden with a rear access gate out to a residence car park and to the front is your own drive for 1 car.

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT.

## Offers In Excess Of £450,000

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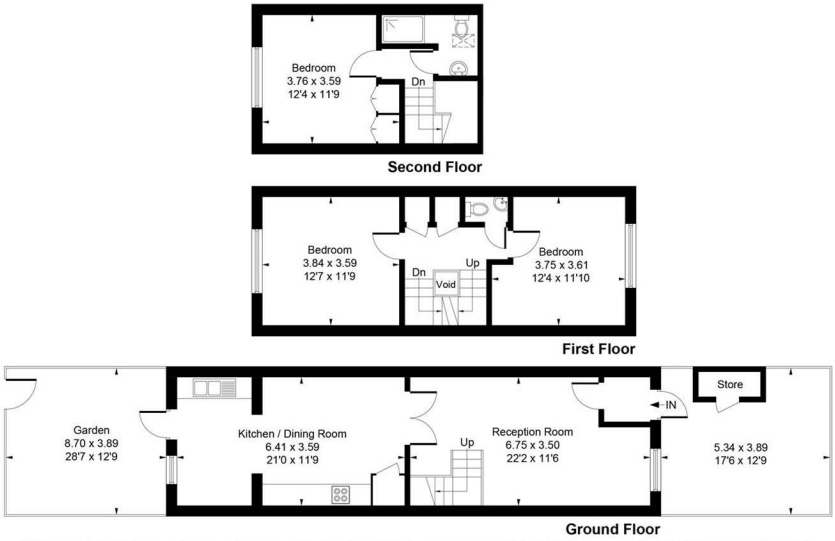




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Approximate Gross Internal Area (Excluding Void) = 106.30 sq m / 1144 sq ft
Store = 1.22 sq m / 13 sq ft
Total = 107.52 sq m / 1157 sq ft

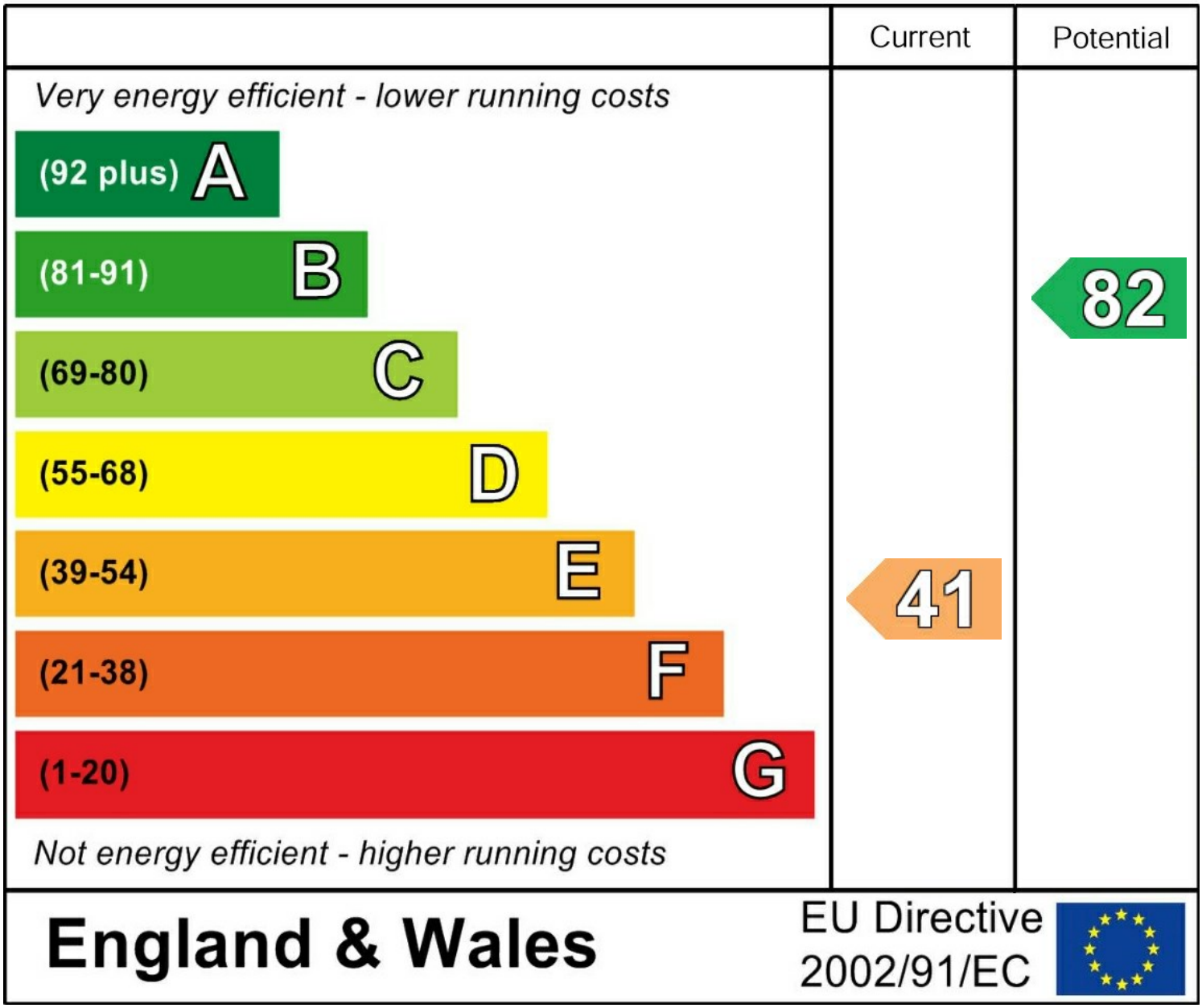



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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# Energy Efficiency Rating



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