



Yeading Lane, Hayes, UB4 9BA

'BAGS OF POTENTIAL' FOR THIS CORNER PLOT LOCATION AND UNIQUE 4 DOUBLE BEDROOM DETACHED HOUSE WITH A GROUND FLOOR SHOWER ROOM AND TOILET AND UPSTAIRS BATHROOM.

This spacious and unique property offers much scope to extend to the side, rear and in to the loft space stpp.

Spacious accommodation throughout includes an entrance hall, lounge, 2nd reception room and a ground floor 4th bedroom with built-in wardrobes and pull-down double bed. Also a kitchen with separate dining room/study and a ground floor shower + toilet. Upstairs has 3 more double bedrooms (master has built-in wardrobes and pull-down double bed) plus a very large walk-on feature balcony, bathroom and separate toilet. Outside has an 'in and out' gated own drive to the front, side and rear gardens and a workshop + detached garage approached from the side with a gated own drive.

Yeading Lane is a popular residential area close to shops and schools with excellent transport links for the A40 London, Heathrow, M4 London, Northolt Central line station, Southall Broadway and Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes).

Guide Price £630,000

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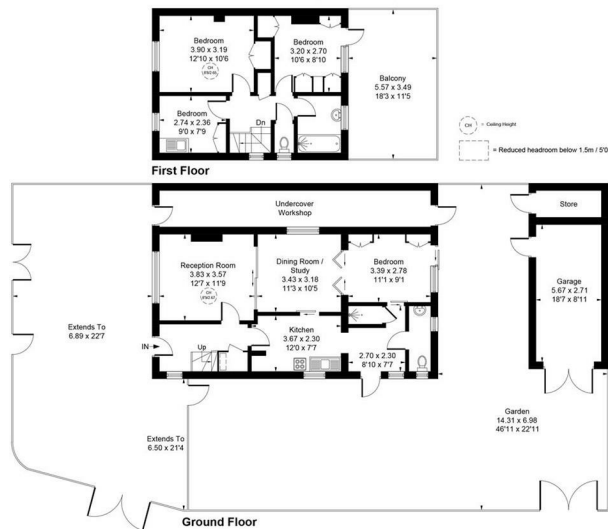
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Approximate Gross Internal Area = 106.31 sq m / 1144 sq ft
Undercover Workshop = 17.14 sq m / 185 sq ft
Garage & Store = 19.58 sq m / 211 sq ft
Total = 143.03 sq m / 1540 sq ft



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>81</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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