



Seaton Road, Hayes, UB3 1NT

CHARRISON DAVIS OFFER FOR SALE THIS OUTSTANDING 3 BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE BENFITTING FROM SPACIOUS AND BEAUTIFULLY PRESENTED LIVING SPACE THROUGHOUT, A LARGE GARDEN AND A DETACHED GARAGE WITH AN ADDITIONAL SHOWER ROOM AND TOILET.

Luxurious accommodation comprises includes an extended entrance hall, large lounge, downstairs toilet (space to add a shower) and a modern fitted kitchen extension to the rear. Upstairs has loft space suitable for conversion stpp, 3 bedrooms and a modern shower room / toilet. Outside has a generous sized rear garden with a paved patio, artificial lawn and a detached garage currently used as additional living space with an additional shower room / toilet.

Seaton Road is set within a much sought after residential area convenient for a choice of local schools and access to Hayes Town Elizabeth line station, M4 London and Heathrow.

VIEWING STRONGLY RECOMMENDED!

Guide Price £625,000

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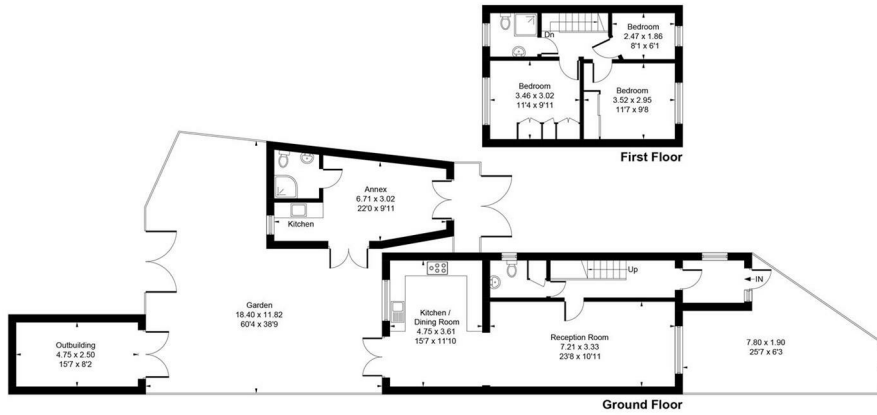


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Approximate Gross Internal Area = 94.60 sq m / 1018 sq ft
 Annex = 21.30 sq m / 229 sq ft
 Outbuilding = 12.30 sq m / 133 sq ft
 Total = 128.20 sq m / 1380 sq ft



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
<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>	60	78
England & Wales	EU Directive 2002/91/EC	

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