



Harries Road, Hayes, UB4 9DD

CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS 3 BEDROOM SEMI DETACHED FAMILY HOUSE AVAILABLE WITH IMMEDIATE VACANT POSSESSION.

With gas central heating ('Baxi' combination type boiler) and double glazed windows, the property has an entrance hall, lounge + separate dining room and a modern fitted kitchen.

Upstairs has 3 good sized bedrooms, modern shower room and loft space suitable for conversion stpp.

Outside a has a 60' rear garden with a brick built storage shed divided into 3 (including plumbing for a toilet). To the front is your own drive parking 1 car with potential to create additional spaces.

Harries Road is a pleasant cul-de-sac located off Willow Tree Lane, close to Yeading Lane shops, Barnhill Community College, Belmore Primary and Yeading Junior Schools. You have immediate access to the Hayes-by-Pass linking the A40 London, Heathrow and the M4 London. Regular bus services on Yeading Lane will take you directly to Hayes & Harlington Elizabeth line station (Paddington approx 15 minutes).

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

Guide Price £499,950

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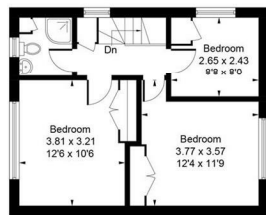
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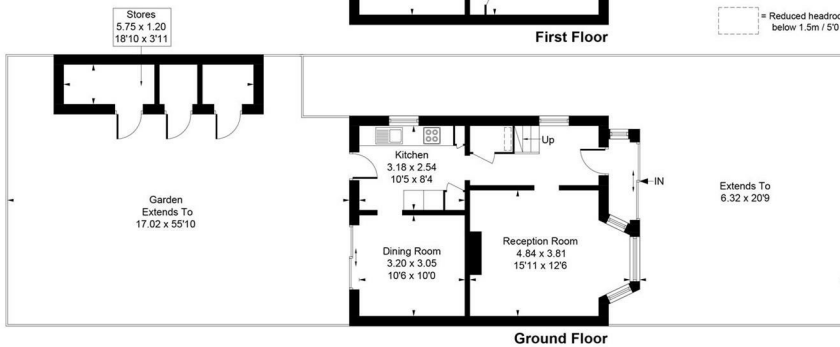


Approximate Gross Internal Area = 88.74 sq m / 955 sq ft
Stores = 7.41 sq m / 80 sq ft
Total = 96.15 sq m / 1035 sq ft



First Floor

Reduced headroom
below 1.5m / 5'0"



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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