



Bradenham Road, Hayes, Middlesex, UB4 8LR

Charrison Davis are delighted to offer for sale and with NO ONWARD CHAIN, this spacious 'Nash' built semi detached house located in a popular residential area of North Hayes. This family home offers much potential with flexible and comfortable accommodation throughout and comprises, entrance hall, 2 reception rooms, conservatory, ground floor toilet, fitted kitchen with cupboards and worktops, 3 good size bedrooms and family bathroom (loft space ideal for conversion stpp). Externally there's off street parking to the front, shared driveway to the side, detached 20' garage, 80ft rear garden and a fantastic bonus of having additional off street parking for several vehicles to the rear via double gates...VIEWING IS HIGHLY RECOMMENDED.

Located on a very popular residential road in North Hayes within the catchment area of the well regarded Hayes Park Primary School. A good variety of shops are based on nearby Kingshill Avenue as is public transport with direct routes to both Hayes Town Centre & underground station (Elizabeth Line) and Uxbridge Town Centre & underground station (Metropolitan & Piccadilly line). Excellent road networks such as A40/ Western Ave and Hayes By Pass / M4 are within 1 mile.

Asking Price £525,000

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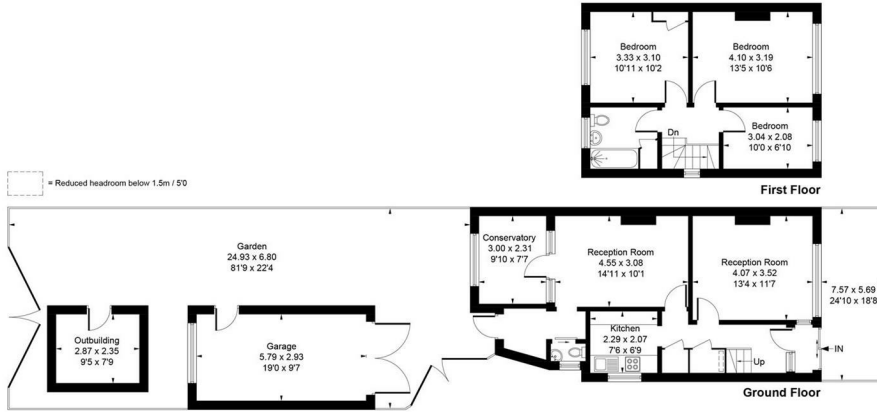


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Approximate Gross Internal Area = 98.57 sq m / 1061 sq ft
 Garage = 17.78 sq m / 191 sq ft
 Outbuilding = 6.86 sq m / 74 sq ft
 Total = 123.21 sq m / 1326 sq ft



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>71</p>	<p>81</p>

England & Wales

EU Directive
2002/91/EC



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