



### Seaton Road, Hayes, UB3 1NT

CHARRISON DAVIS OFFER FOR SALE THIS 3 BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM AN ATTACHED GARAGE WITH GATED OWN DRIVE AND 'BAGS OF POTENTIAL' TO EXTEND AND CREATE A SPACIOUS AND PERFECT FAMILY HOME. THE PROPERTY HAS NO ONWARD CHAIN AND IS AVAILABLE WITH IMMEDIATE VACANT POSSESSION. WITH GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS YOU HAVE AN ENTRANCE HALL, SPACIOUS LOUNGE WITH SEPARATE DINING AREA AND A FITTED KITCHEN. UPSTAIRS HAS 3 GOOD SIZED BEDROOMS, BATHROOM AND LOFT SPACE SUITABLE FOR CONVERSION STPP. OUTSIDE YOU HAVE A WONDERFUL 70' REAR GARDEN, ATTACHED GARAGE AND GATED OWN DRIVE.

VIEWING HIGHLY RECOMMENDED!

Situated off Mildred Avenue in South Hayes Seaton Road is delightful location conveniently positioned within walking distance of local schools, ASDA superstore and Hayes Town Elizabeth line station with transport links close by for Heathrow and the M4 London.

**Guide Price £569,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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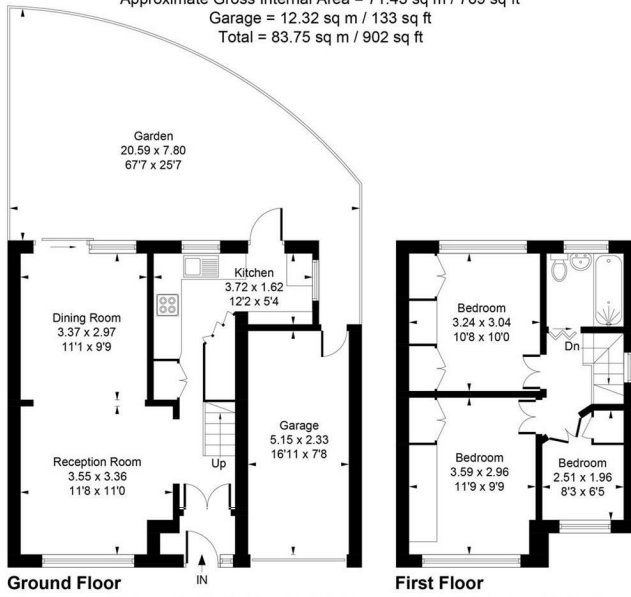


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Approximate Gross Internal Area = 71.43 sq m / 769 sq ft  
 Garage = 12.32 sq m / 133 sq ft  
 Total = 83.75 sq m / 902 sq ft



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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>46</p> | <p>77</p> |

**England & Wales**

EU Directive  
2002/91/EC



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