



SHARPNESS CLOSE HAYES

HAYES, UB4 9SW

£1,350 PER CALENDAR

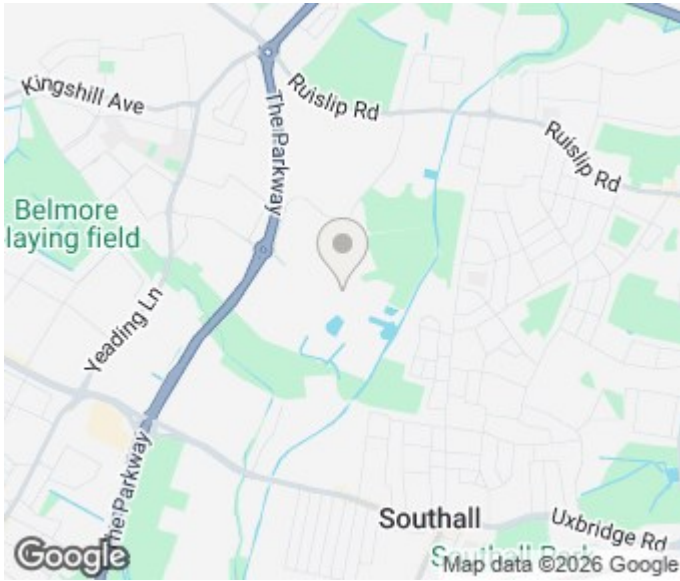
Brian Cox & Co are delighted to bring to the market this well-presented one-bedroom house, situated on a quiet residential road in the Hayes area.

The property comprises a spacious lounge with direct access to a private rear garden, a double bedroom, a fitted kitchen, and a family bathroom.

Further benefits include double-glazed windows, gas central heating, internal and external storage, and off-street parking.

The property is conveniently located close to Tesco Superstore Hayes, Burger King, B&M, B&Q, Starbucks, and a variety of other well-known shops and local amenities.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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