



### Patching Way, Hayes, UB4 9YD

We are delighted to offer for sale this spacious town house offering flexible accommodation over 3 floors. Ground floor comprises entrance hall, bedroom, shower room & utility room with direct access to rear garden, on the first floor there is a spacious living room and fitted kitchen / diner and stairs leading to a further 2 double bedrooms, with en suite to master and a family bathroom on the second floor. Externally there's a good size rear garden and off street parking via own drive leading to integral garage which can be converted to increase the living space (stp)...VIEWING IS HIGHLY ADVISED ..

Situated on a very quite and scheduled cul de sac on a sought after & modern development within walking distance of the picturesque Willow Tree Marina. Yeading Tesco and a good selection of other shops & bus routes are close by as are excellent road links such as A40 / Western Ave and Hayes By Pass.

**Offers In Excess Of £550,000**

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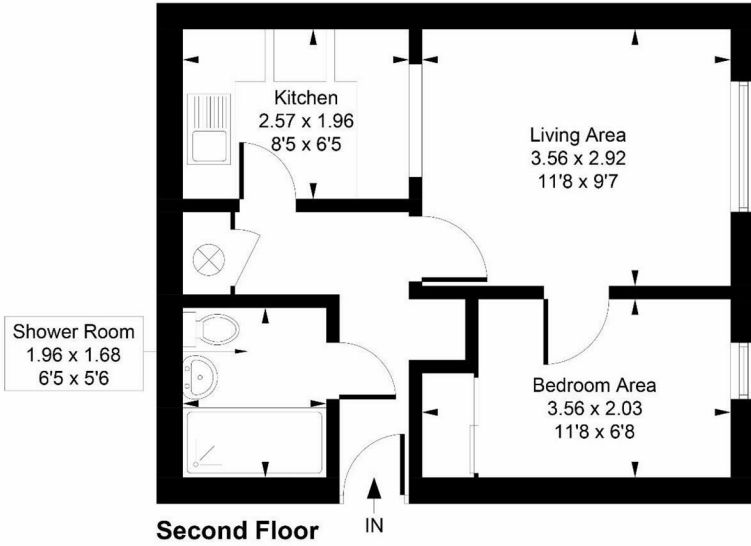
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Approximate Gross Internal Area  
32.60 sq m / 351 sq ft



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>68</p>	<p>85</p>

**England & Wales**

EU Directive  
2002/91/EC



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