



### Chirk Close, Hayes, UB4 9RD

An extremely well presented detached house offered for sale with the benefit on no onward chain. Presented for sale in "turn key" condition by its current owners, accommodation comprises entrance hall, ground floor wc, modern fitted kitchen with fitted appliances, light & airy living room / dining room with direct access to lovely rear garden. First floor provides 3 good size bedrooms with en suite to master and family bathroom. Externally there's attractive front and rear gardens and own drive to garage with potential to convert (stp)... VIEWING IS HIGHLY ADVISED.

Situated in one of Yeading's premier roads with easy access to local shops, bus routes and well sought after Schools at Greenford Broadway ( approx 1 mile) and both Greenford & Northolt station ( Central Line) approx 2 miles. Excellent road links with A40 / Western Ave and Hayes By Pass / M4

**Guide Price £545,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

6 Chirk Close, Hayes, UB4 9RD



6 Chirk Close, Hayes, UB4 9RD



6 Chirk Close, Hayes, UB4 9RD



6 Chirk Close, Hayes, UB4 9RD



6 Chirk Close, Hayes, UB4 9RD



6 Chirk Close, Hayes, UB4 9RD

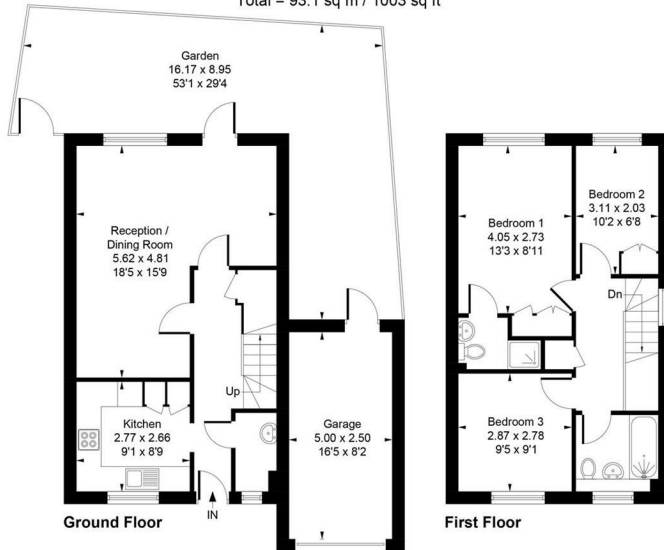


6 Chirk Close, Hayes, UB4 9RD



6 Chirk Close, Hayes, UB4 9RD

Approximate Gross Internal Area = 80.6 sq m / 868 sq ft  
Garage = 12.5 sq m / 135 sq ft  
Total = 93.1 sq m / 1003 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.  
© Vizion Property Marketing Produced for Charrison Davis

# 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>70</p>                          | <p>77</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

6 Chirk Close, Hayes, UB4 9RD

