



## Telford Way, Yeading, Hayes, UB4 9TH

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS OUTSTANDING 3/4 BEDROOM / 2 BATHROOM EXTENDED SEMI DETACHED HOUSE PRESENTED TO A VERY HIGH STANDARD THROUGHOUT. Originally built in the early 1990's by Bovis Homes this stunning property boasts a spacious open plan lounge, dining room and luxury kitchen. Upstairs has 3 bedrooms (all have wardrobes). The master bedroom has an en-suite shower room and toilet plus you also have a luxury bathroom and toilet. Outside has a wonderful rear garden with a wooden decked patio, artificial lawn, garden shed and flower bed borders. An attached brick garage has been professionally converted and is used as a spare bedroom and separate store room. Your own drive to the front provides off street parking for 2 cars.

Telford Way is situated in a most desirable residential area near to Willow Tree Marina, nature and canal path walkways. Access to the Hayes-by-Pass for the A40 London and Heathrow is close-by and Yeading Tesco Superstore is within a few minutes walk.

**THIS IS A VERY SPECIAL PROPERTY AND WE CONFIDENTLY INVITE YOUR EARLIEST VIEWING!**

**Offers In Excess Of £520,000**

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)

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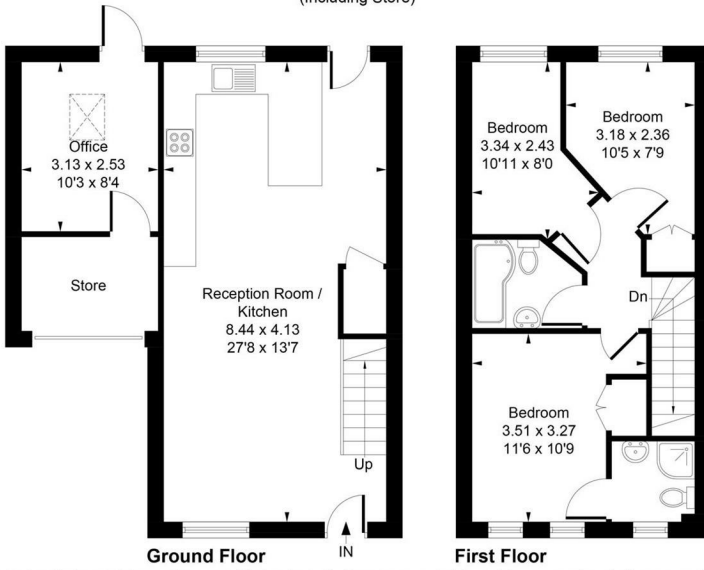


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Approximate Gross Internal Area = 82.20 sq m / 885 sq ft  
(Including Store)



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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