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& MILLER



Tollgate Drive, Hayes, UB4 0NP  
£489,750

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**£489,750**

- Three Bedrooms
- Downstairs WC
- Semi Detached
- Great Location
- Private Rear Garden
- Two Bathrooms
- Easy Access To Southall Broadway & Hayes Town
- Garage
- Off Street Parking
- Conservatory Extension

## Description

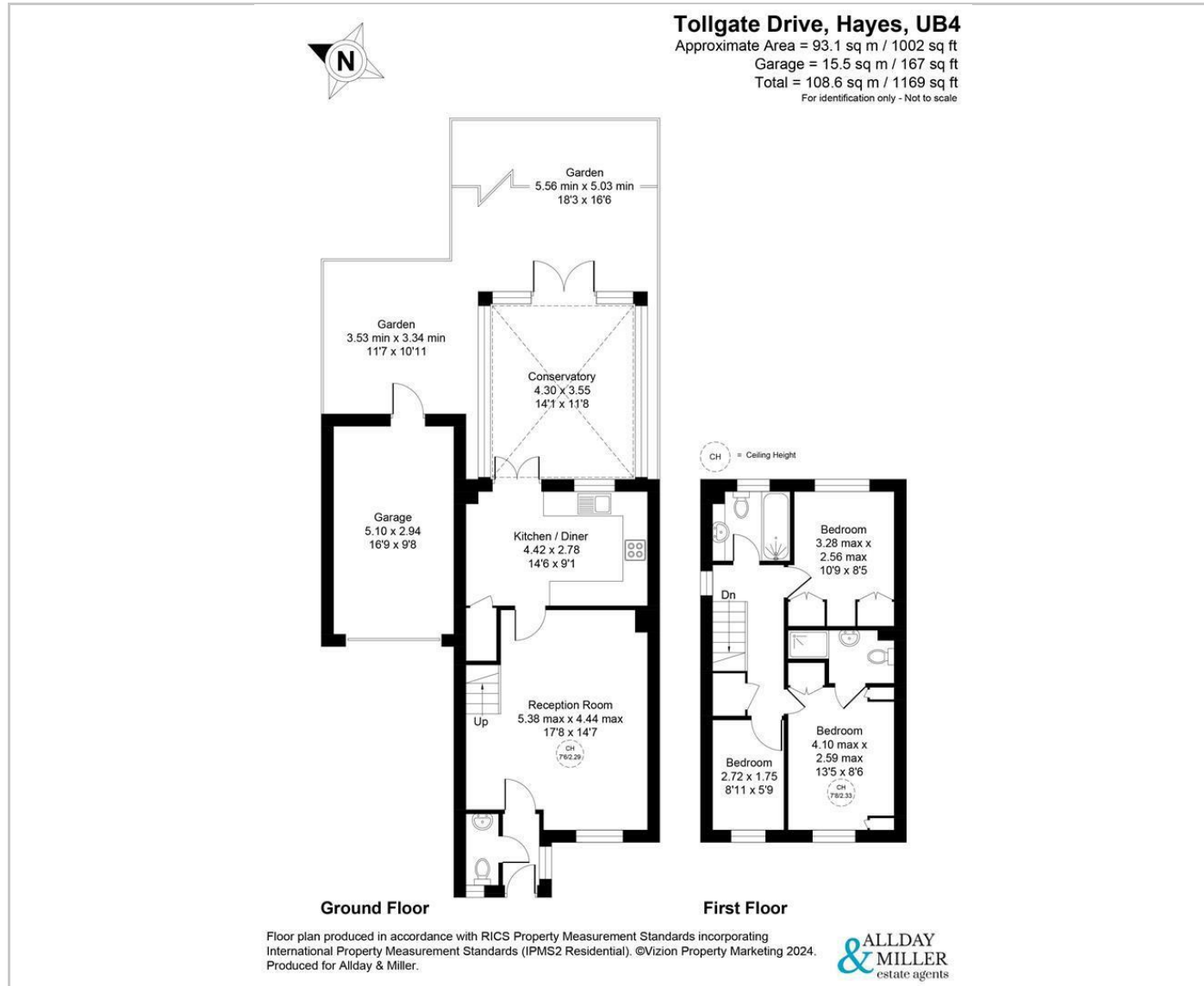
The property comprises entrance porch, ground floor wc, large reception room, dining room, a modern fitted kitchen, conservatory extension and three first floor bedrooms, en suite bathroom to the master bedroom, three piece bathroom suite and ample storage facilities throughout. Outside the property there is off street parking, a garage providing ample storage space and access to a private rear garden.

## Situation

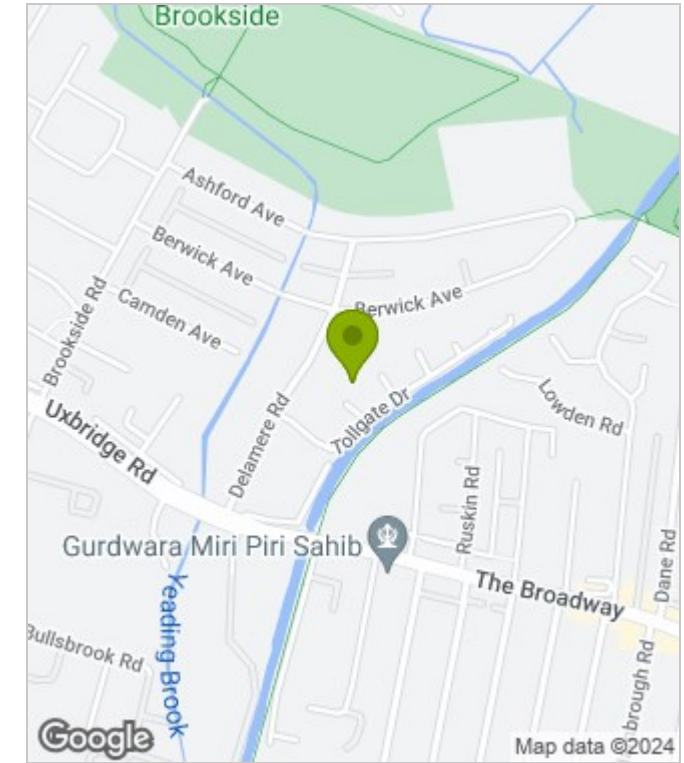
Tollgate Drive is situated off Delamere Road and is within easy reach of Southall Broadway and the Uxbridge Road. You are a short drive away from the Lombardy Retail Park, A40/A312 motorway links, Heathrow Airport and surrounding locations. Contact Hunters Hayes to book an appointment.



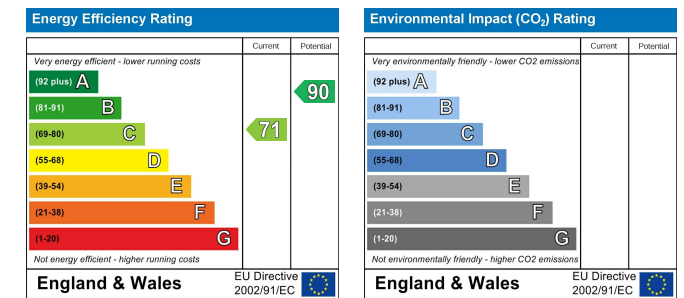
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.