



## Morrison Road, Hayes, UB4 9JP

DO NOT MISS THIS!

NO UPPER CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION.

A 3 BEDROOM END OF TERRACED HOUSE ON A CORNER PLOT LOCATION WITH MUCH SCOPE TO EXTEND AND IMPROVE.

The property has gas central heating and double glazed windows, an entrance hall, lounge, kitchen, separate utility room, 3 bedrooms and a bathroom. Outside has a good sized front side and rear garden suitable for creating off street parking and extension potential stpp. Morrison Road is a popular residential area close to the extensive Belmore Playing Fields, walking distance to both Barnhill High and Belmore Primary Schools and transport links on hand for Northolt station, A40 London, Hayes-by- Pass for Heathrow, the M4 London and Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes).

**Offers In Excess Of £470,000**

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)

24 Morrison Road, Hayes, UB4 9JP



24 Morrison Road, Hayes, UB4 9JP



24 Morrison Road, Hayes, UB4 9JP



24 Morrison Road, Hayes, UB4 9JP



24 Morrison Road, Hayes, UB4 9JP



24 Morrison Road, Hayes, UB4 9JP



24 Morrison Road, Hayes, UB4 9JP

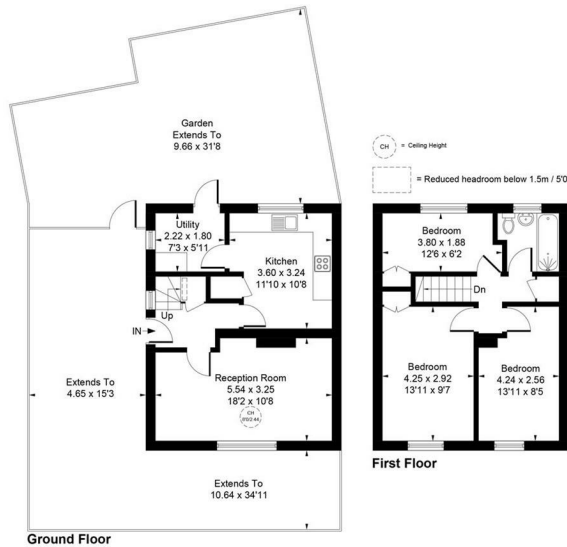




24 Morrison Road, Hayes, UB4 9JP



Approximate Gross Internal Area = 80.98 sq m / 872 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>65</p> | <p>87</p> |

**England & Wales**

EU Directive  
2002/91/EC



24 Morrison Road, Hayes, UB4 9JP

