



### Gledwood Gardens, Hayes, UB4 0AS

THIS IS A REFURBISHED AND VERY WELL PRESENTED AND EXTENDED 3 DOUBLE BEDROOM END OF TERRACED HOUSE WITH MARBLE STYLED FLOORING, GROUND FLOOR 3RD DOUBLE BEDROOM PLUS SHOWER ROOM/TOILET, SPACIOUS LOUNGE AND 'WREN' MODERN FITTED KITCHEN/DINER. UPSTAIRS HAS NEW CARPETS, 2 MORE DOUBLE BEDROOMS, RE-FITTED MODERN BATHROOM AND LOFT SPACE SUITABLE FOR CONVERSION STPP. OUTSIDE HAS AN EASY MAINTAINED PAVED GARDEN WITH A DETACHED GARAGE APPROACHED FROM GLEDWOOD CRESCENT.

Gledwood Gardens is located just a few minutes walk to the Uxbridge Road with it's many shopping and transport links for Uxbridge, Southall, Ealing, Heathrow and Hayes & Harlington Elizabeth line station.

VIEIUNG HIGHLY RECOMMENDED!

**Asking Price £499,995**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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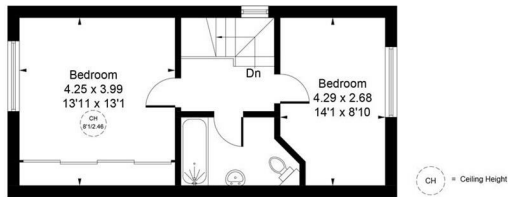




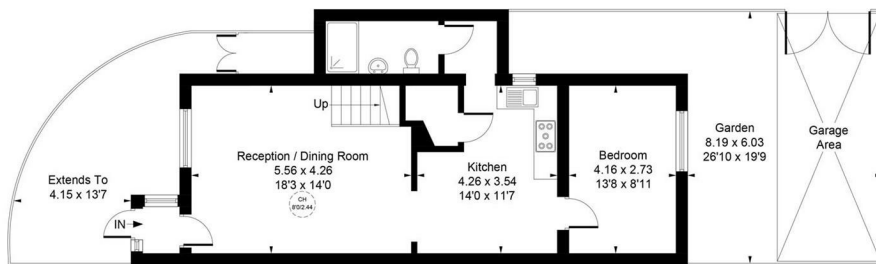
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Approximate Gross Internal Area  
102.87 sq m / 1107 sq ft



First Floor




Ground Floor

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>72</p>	<p>86</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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