



## Yeading Fork, Hayes, UB4 9DQ

DO NOT MISS THIS !!!

A STUNNING AND SPACIOUS 3 DOUBLE BEDROOM PERIOD HOUSE PRESENTED TO A HIGH STANDARD THROUGHOUT.  
OFF ROAD PARKING TO THE FRONT FOR 2 CARS + GATED REAR ACCESS TO A GARAGE.

With wooden floors, spacious room sizes and high ceilings this wonderful property has an entrance porch, lounge and dining room each have feature fireplaces/gas fires (rooms are divided by a feature staircase). There is a modern fitted kitchen with 'quartz' style work tops, fitted oven, microwave and separate gas hob with a tiled floor though to a modern fitted ground floor bathroom with a plumbed shower unit. Upstairs has a generous sized full width master bedroom, a large second double bedroom with a step down to into a 3rd double bedroom/office. Outside has a 60' approx rear garden with a well tended lawn and 16' timber summer house. To the front is lawned front garden and off road parking for 2 cars + gated rear access to a garage. Yeading Fork is located close to local shops, a choice of schools and access to the Hayes-by-Pass linking the A40 and M4 for London and Heathrow. Direct Bus services are on hand for Hayes & Harlington Elizabeth line station and Northolt Central line station.

VIEWING HIGHLY RECOMMENDED!

**Offers In Excess Of £470,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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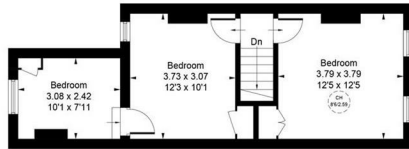
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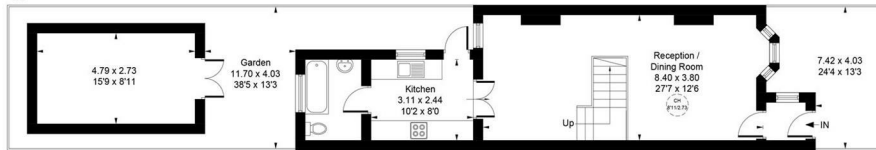
## 23 Yeading Fork, Hayes, UB4 9DQ

Approximate Gross Internal Area = 87.13 sq m / 938 sq ft  
 Outbuilding = 13.45 sq m / 145 sq ft  
 Total = 100.58 sq m / 1083 sq ft



First Floor

CH = Ceiling Height




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>89</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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