



## Dunedin Way, Hayes, UB4 9LQ

EXCELLENT RENTAL INVESTMENT OPPORTUNITY OR SPACIOUS FAMILY HOUSE WITH POTENTIAL TO EXTEND TO THE SIDE AND REAR (STPP).

NO ONWARD CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION

3/4 DOUBLE BEDROOM TOWNHOUSE WITH LIVING SPACE ARRANGED OVER 3 FLOORS + AN INTEGRAL GARAGE (SCOPE TO ADD FOR FURTHER LIVING SPACE STPP).

With gas central heating and double glazed windows, to the ground floor this property has an entrance hall, family room / 4th bedroom, walk-in storage room (scope to convert in to a shower room / toilet stpp), door to an integral garage and door to the rear garden with substantial side space suitable for an extension stpp. The 1st floor has a fitted kitchen and a 16' L shaped lounge / dining room. The 2nd floor (top) has 3 double bedrooms and a shower room / toilet. Outside has a 30' approx rear garden + side space and off street parking to the front. Dunedin Way is located just off Yeading Lane close to a shopping parade, choice of schools and bus services directly to Hayes & Harlington Elizabeth line station. Hayes-by- Pass is within 2 minutes drive linking the A40 London, Heathrow and the M4 London.

**Asking Price £525,000**

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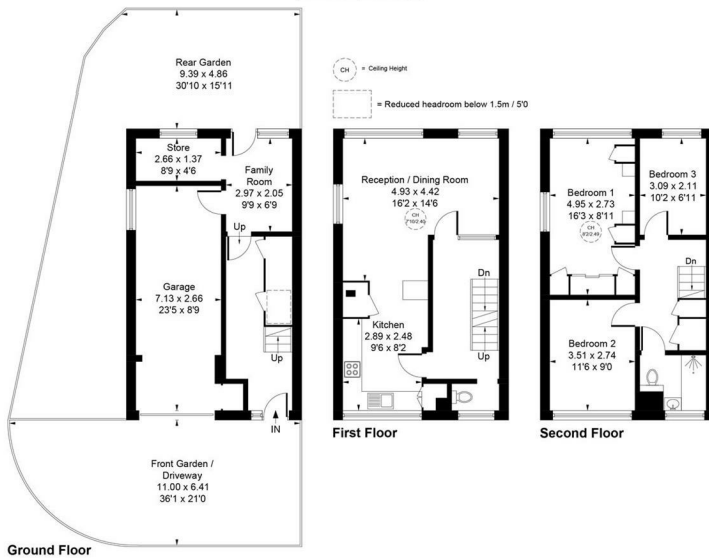
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Approximate Gross Internal Area = 128.29 sq m / 1381 sq ft  
(Including Garage)



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>63</p> | <p>74</p> |

**England & Wales**

EU Directive  
2002/91/EC



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