



## Shepiston Lane, Hayes, UB3 1LW

\*\*\*\* ATTENTION INVESTORS ..FULLY LICENCED HMO \*\*\*\*

A rarely available fully licenced HMO offered for sale with vacant possession and available for immediate rental income. Presented for sale in excellent condition throughout and benefiting from a double storey side and single storey rear extension, the property offers just under 2000sq foot of accommodation arranged over 3 floors. Currently arranged as 7 bedrooms all with ensuites and a lovely modern fitted kitchen / dining/ living room. Externally there's parking for several vehicles to the front and a good size rear garden...VIEWING IS HIGLY ADVISED

Located with walking distance of local shops & bus routes with direct access to Hayes underground station ( Elizabeth Line) and Hayes Town Centre. Both Hillingdon Hospital & Brunel university are located within 1 mile and excellent road links ( Hayes By Pass & M4 ) are close by

**Price Range £700,000**

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)

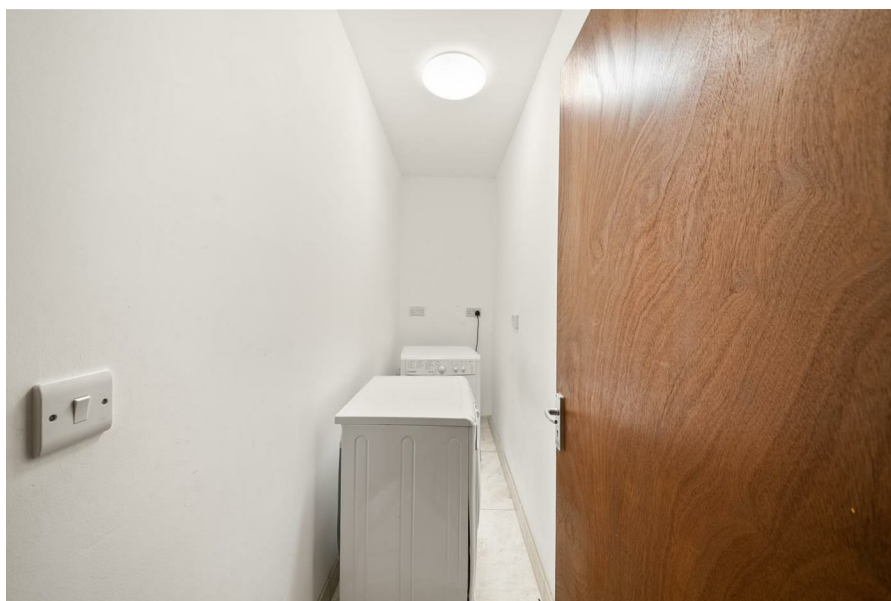
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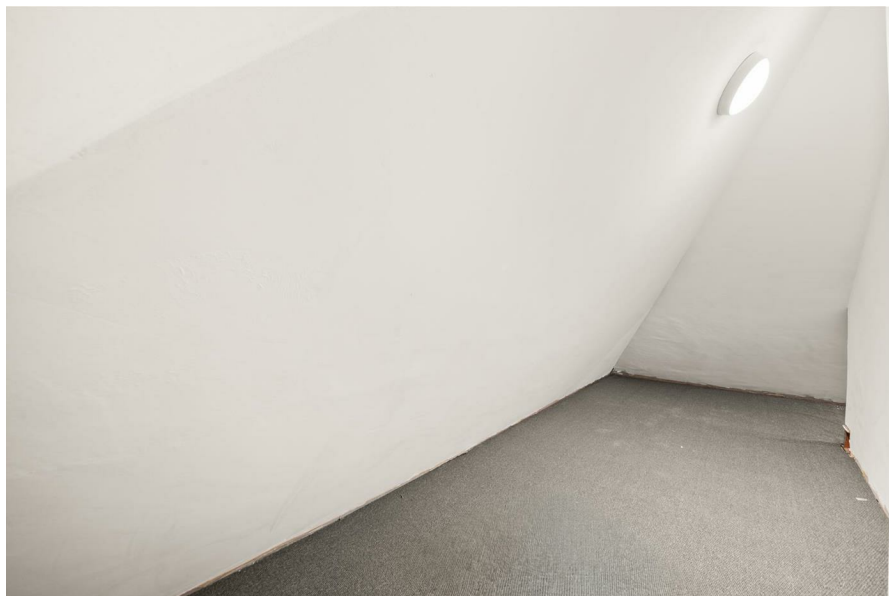
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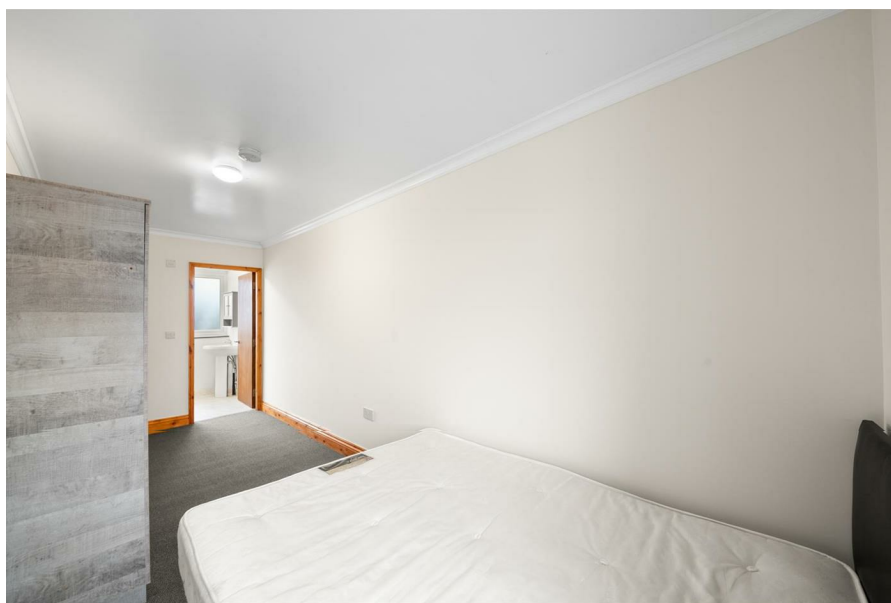
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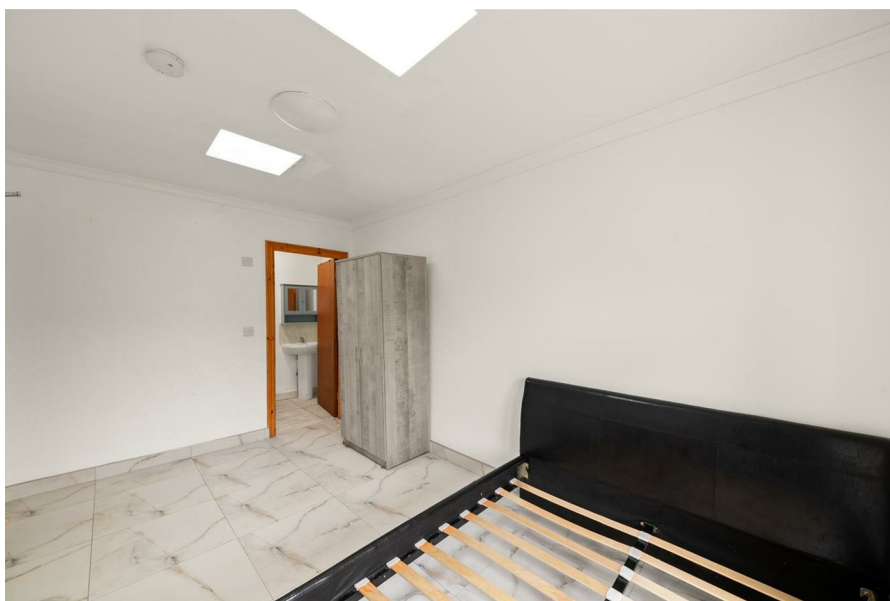
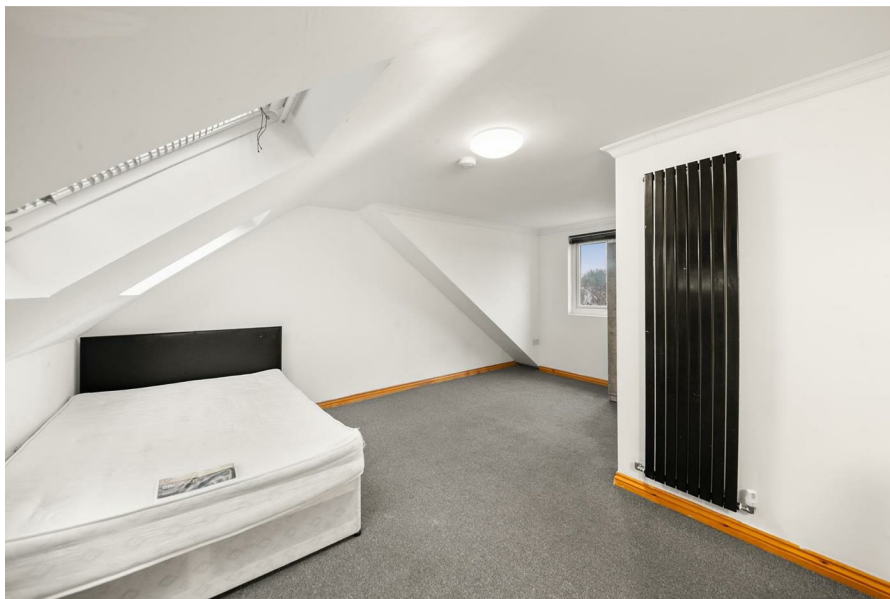
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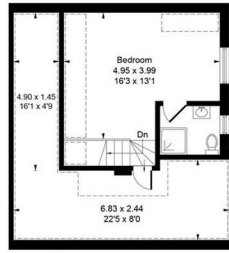
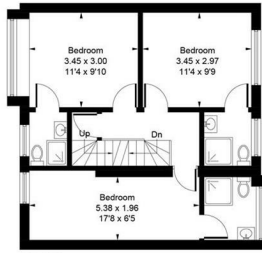


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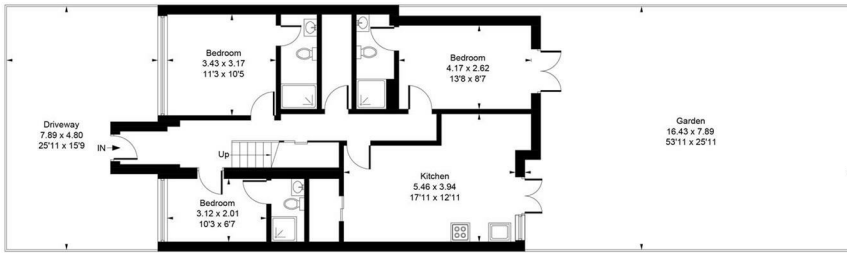


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Approximate Gross Internal Area  
186.08 sq m / 2003 sq ft



Reduced headroom  
below 1.5m / 5'



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>85</p>

**England & Wales** EU Directive 2002/91/EC 

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