



### Airdrie Close, Hayes, UB4 9SR

A very well presented detached house offered for sale in excellent condition throughout. Accommodation comprises entrance porch, hallway, ground floor wc, large reception room, fitted kitchen / diner, fantastic conservatory / 2nd reception room. The first floor provides 3 good size bedrooms and lovely family bathroom. On the second floor there is a double aspect master bedroom with a good size en suite shower room. Externally there's an own drive leading to an integral garage together with additional space for off street parking and well tendered rear gardens. A beautiful family home and viewing is highly recommended.

Located in one of Yeading's premium road on the ever popular Glencoe Park development close to the picturesque Willow Tree Marina with an arrays of shops including Tesco within walking distance as is public transport. Fantastic road connections Hayes Pass leading both A40 / Western Ave and M4.

**Offers In Excess Of £610,000**

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Approximate Gross Internal Area (Excluding Eaves) = 108.13 sq m / 1164 sq ft  
 Garage = 15.50 sq m / 167 sq ft  
 Total = 123.63 sq m / 1331 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.  
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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>68</p>	<p>73</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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