



Botwell Lane, Hayes, UB3 2AN

THIS IS CERTAINLY A HOME TO BE PROUD OF AND YOUR EARLIEST VIEWING IS HIGHLY RECOMMENDED FOR THIS OUTSTANDING 4 BEDROOM / 2 BATHROOM EXTENDED FAMILY HOUSE.

This exceptional property is presented to a very high standard throughout and with gas central heating and double glazed windows provides spacious and impressive living space arranged over 3 floors including a loft conversion. You have an extended porch, 19' x 14' approx lounge, 30' luxury kitchen (Bosch appliances) including an open plan feature dining/family room with under floor heating, 2 skylight windows for additional natural light and bi-folding double glazed doors out to a large garden patio. The first floor has 2 double and 1 single bedrooms plus a luxury bathroom including a walk-in shower cubicle. The loft has been professionally converted to provide a huge double aspect master bedroom with a feature 'Juliet' style balcony and luxury en-suite shower room.

Outside the rear garden is approx 70' with a patio and well tended lawn, side access gate and 25' detached workshop/garden storage annex.

Botwell Lane is conveniently located within walking distance of Hayes Town shopping, the Elizabeth line station and a choice of favored schools. Regular main bus services are also on hand.

Guide Price £675,000

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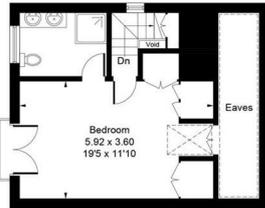
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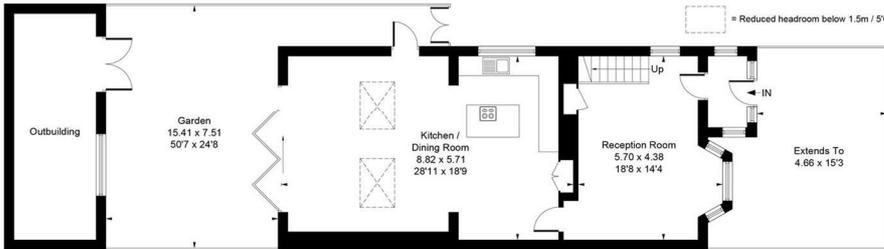
Approximate Gross Internal Area = 148.93 sq m / 1603 sq ft
(Excluding Eaves / Void & Outbuilding)



Second Floor



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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>83</p>

England & Wales

EU Directive
2002/91/EC



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