



### **Marshall Drive, Hayes, UB4 0SN**

A well presented 1 & 1/2 bedrooms end terrace house offered for sale with no onward chain. Benefiting from both double glazing & GCH the property comprises entrance hall with storage cupboard, modern fitted kitchen, airy reception room with direct access to pretty rear garden, 2 bedrooms and modern shower room.. AN IDEAL FIRST TIME BUY.

Located on a quite cul de sac within walking distance of the Uxbridge Road with an array of shops and bus routes direct to Uxbridge Town Centre and Underground Station, Hayes Town Centre and Underground Station and also with close proximity to Lombard retail park and excellent road links include Hayes By Pass to A40/ Westren Avenue and M4.

**Offers In Excess Of £355,000**

**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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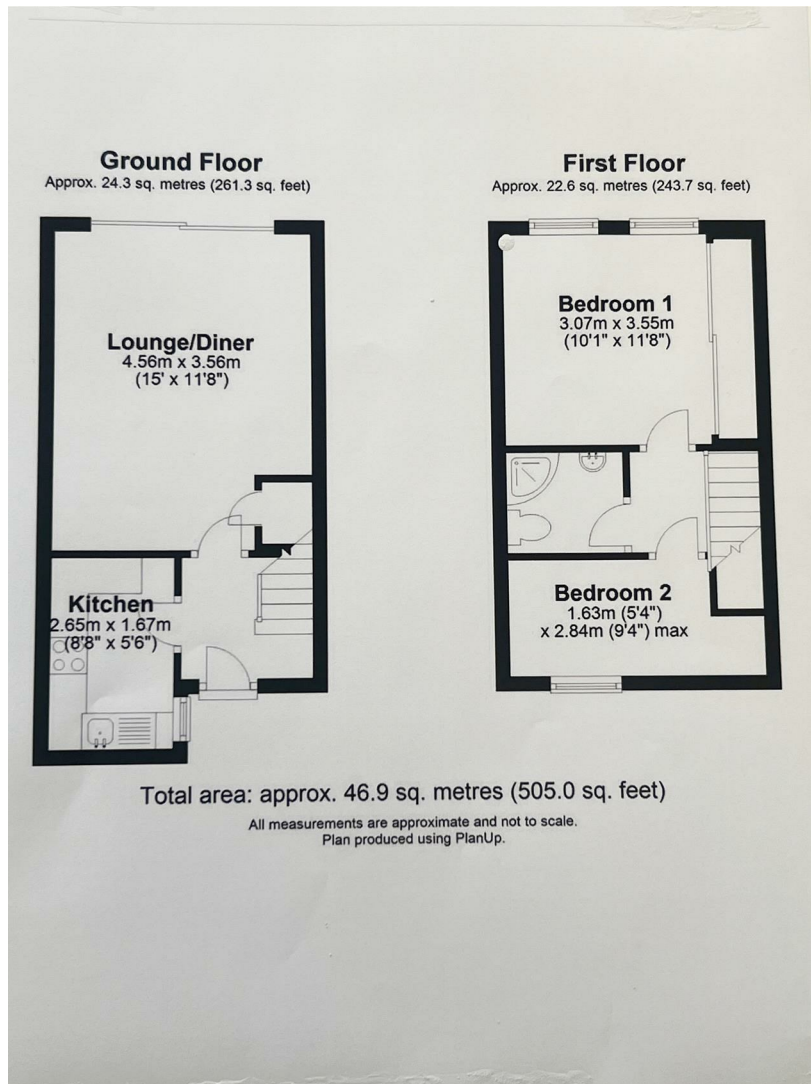
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## Energy Efficiency Rating

	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>73</p>	<p>91</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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