

Leamington Place, Hayes, Middlesex, UB4 8QZ

THIS FABULOUS 2 DOUBLE BEDROOM (originally 3) SEMI DETACHED HOUSE IS SITUATED ON A CORNER PLOT AND HAS APPROVED PLANNING PERMISSION FOR A DOUBLE STOREY SIDE AND SINGLE STOREY REAR EXTENSION TO EXPAND TO A 4/5 BEDROOM HOUSE.

The present owners have carefully modernised and improved the property for themselves to a very high standard with a detailed improvement schedule which included new high pressure plumbing, new 'Bosch' boiler, new wiring, re-skimmed and re-plastered walls, new kitchen, new bathrooms, new insulation and complete re-decoration etc.

Currently the property provides a new extended porch, entrance hall, modern fitted kitchen and lounge/dining room (originally 2 rooms, 2 doorways still in place). For their preference, upstairs has been converted into 2 good sized double bedrooms (both with fitted wardrobes). The master bedroom has an ensuite shower and toilet and there is a separate modern bathroom and toilet. Outside, the rear garden is triangular shaped and south facing. A detached garage to the side and OWN DRIVE for 6 or more cars provides the space to extend.

VIEWING HIGHLY RECOMMENDED!

Offers In Excess Of £535,000

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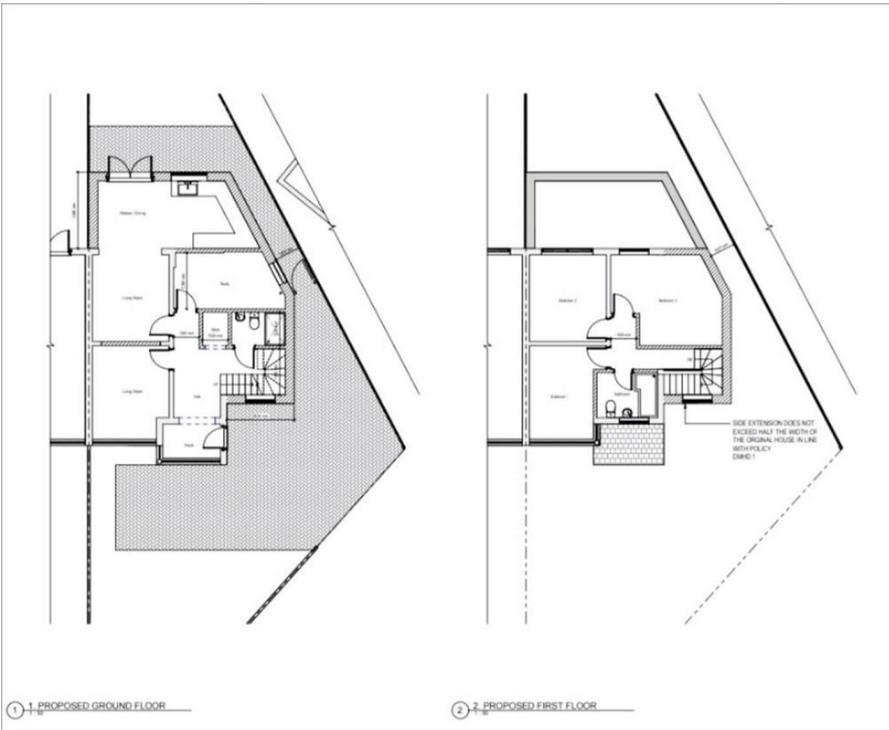
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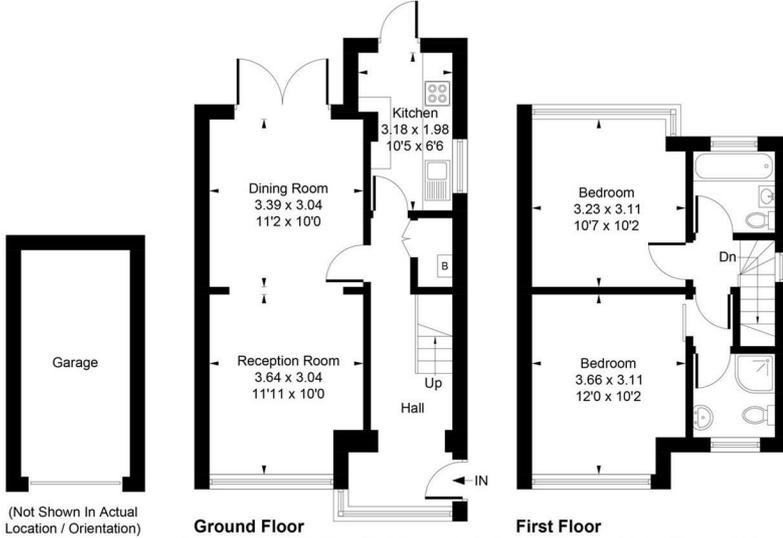


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Approximate Gross Internal Area = 67.69 sq m / 729 sq ft
 Garage = 10.31 sq m / 111 sq ft
 Total = 78.00 sq m / 840 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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