



## Wendover Close, Hayes, UB4 9RQ

**CHARRISON DAVIS ARE THE SOLE SELLING AGENTS FOR THIS TRULY OUTSTANDING 'BOVIS' BUILT, 4 BEDROOM EXTENDED AND DETACHED FAMILY HOUSE. THE CURRENT OWNERS HAVE CAREFULLY MAINTAINED AND MODERNISED THIS BEAUTIFUL PROPERTY TO A VERY HIGH STANDARD THROUGHOUT AND WE CONFIDENTALLY INVITE YOUR EARLIEST VIEWING!**

The accommodation provides an enclosed brick and double glazed porch, entrance hall, downstairs toilet, spacious lounge, modern fitted kitchen/breakfast room, conservatory/dining room and a ground floor 4th bedroom. Upstairs has 3 good sized bedrooms and a modern bathroom with plumbed shower facility. Outside has an immaculate rear garden and your own drive provides plenty of parking for at least 4 cars. Hayes & Harlington Station (Elizabeth Line) is a short drive away as is Heathrow, the A40, M4, and M25, local bus routes also provide good connectivity. Families benefit from reputable local schools, including Barnhill Community High School, Charville Academy, Greenford High School, and Yeading Infant & Nursery School. Tesco Superstore and B&Q superstore are nearby as are parks, Willow Tree Marina, gyms, shopping at Hayes Lombardy Retail Park and Uxbridge Town Centre.

**Asking Price £579,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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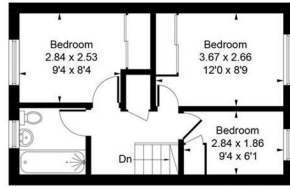


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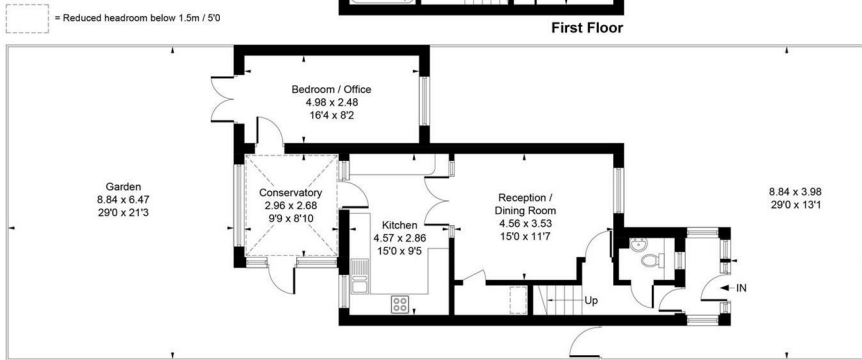


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Approximate Gross Internal Area  
99.64 sq m / 1073 sq ft



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) <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>75</p>                          | <p>79</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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