



## Harries Road, Hayes, UB4 9DD

DO NOT MISS THIS SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE OFFERING EXCELLENT SCOPE TO EXTEND TO THE SIDE AND REAR stpp.  
 'BLANK CANVASS' TO CREATE YOUR OWN PERFECT HOME!  
 NO ONWARD CHAIN!

Situated in a popular residential area close to Yeading Lane shopping parade, favored schools, Yeading Tesco superstore, Willow Tree Marina, access to the A312 for Heathrow A40 and M4 London and transport links for Northolt central line station and Hayes & Harlington Elizabeth line station (Paddington with 20 minutes).

This property would make an ideal first time buy or rental investment and with gas central heating and double glazed windows the accommodation currently provides an entrance hall, lounge/dining room and a kitchen. Upstairs has loft space suitable for conversion stpp, 3 bedrooms and a bathroom/separate toilet. Outside has a 60' approx rear garden with OWN DRIVE PARKING PROVIDING SIDE SPACE FOR AN EXTENSION stpp PLUS A DETACHED BRICK BUILT, DOUBLE GLAZED OUTBUILDING WITH A PITCHED ROOF.

**Offers In Excess Of £545,000**

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

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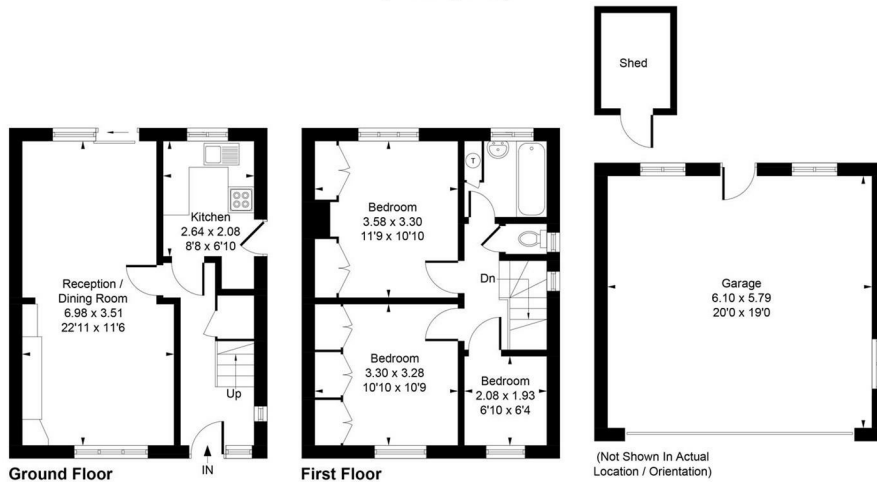




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Approximate Gross Internal Area = 75.44 sq m / 812 sq ft  
Garage = 36.08 sq m / 388 sq ft  
Total = 111.52 sq m / 1200 sq ft  
(Excluding Shed)



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>58</p>	<p>81</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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