



Colbrook Close, Hayes, Middlesex, UB3 1TH

NO UPPER CHAIN and very rarely available in this sought after Close, we are delighted to offer for sale a spacious 3 bedroom semi detached house situated in one of South Hayes most popular locations, walking distance to a choice of schools, ASDA Superstore and Hayes Town (Hayes & Harlington station with Cross Rail now open). Transport links are on hand for Heathrow, Southall, Hounslow, Uxbridge and the M4/M25 motorways. The property offers much potential to extend to the rear and into the loft stpp and your earliest viewing is strongly recommended. The accommodation with gas central heating and double glazed windows provides an extended porch, entrance hall, lounge/dining room, fitted kitchen, 3 good sized bedrooms, bathroom, 60' approx rear garden, detached double length garage/shared drive.

Offers In Excess Of £500,000

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12 Colbrook Close, Hayes, Middlesex UB3 1TH

Entrance Hall

Radiator, carpeted stairs to first floor, understairs cupboards, laminate wood flooring.



Lounge/Dining Room

25'3" x 11'7" (7.70 x 3.55)

2 radiators, double glazed bay window to front aspect, double glazed windows and doors to garden.



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Alternative View



Reverse View



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Fitted Kitchen

9'4" x 6'0" (2.85 x 1.85)

Fitted wall and base units, stainless steel sink with tiled surround, fitted electric oven, hob and stainless steel extractor hood, space for washing machine, wall mounted boiler, double glazed windows to side and rear aspect, double glazed door to garden.



Reverse View



1st Floor/Landing

Access to loft space, double glazed window to side aspect, laminate wood flooring through and into all bedrooms.

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Bedroom 1

13'3" x 11'7" (4.05 x 3.55)

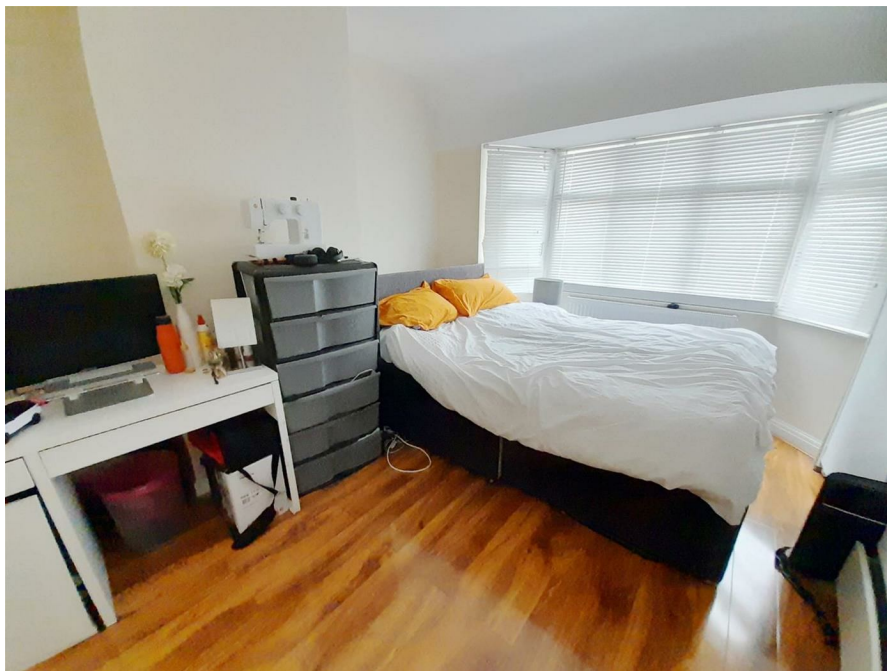
Built-in wardrobes and cupboards to 1 wall, double glazed bay window to front aspect, double radiator.



Bedroom 2

12'11" x 11'7" (3.95 x 3.55)

Double glazed bay window to rear aspect, double radiator.



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Bedroom 3

7'0" x 6'2" (2.15 x 1.90)

Double glazed windows to front aspect, double radiator.



Bathroom

Comprises panelled bath + shower attachment and screen, hand wash basin, tiled walls and flooring, low level wc, 2 double glazed windows to side aspect, heated towel rail.



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Outside

60' approx. Covered patio to well tended lawn, outside water tap, side access gate.



Alternative View



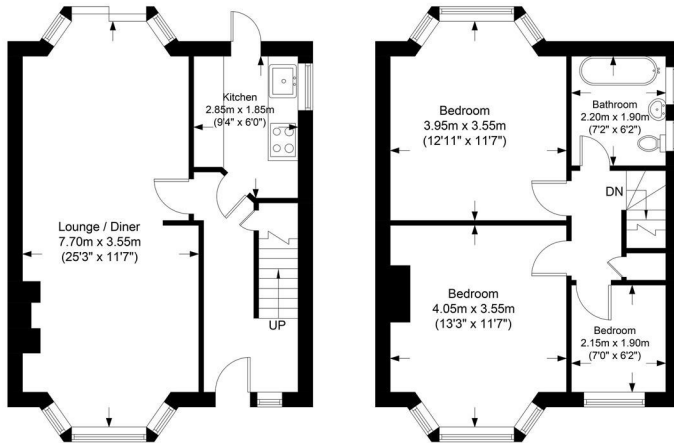
Garage

Brick built and double length, approached via a shared drive.

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Floor Plan

Approximate Gross Internal Floor Area : 80.52 sq m / 866.71 sq ft
 Garden Measurement - (21.70m x 9.50m = 71'2" x 31'2")
 Garage Measurement - (8.50m x 2.56m = 27'10" x 8'4")




Ground Floor

First Floor

Illustration purposes only. All measurements are approximate.

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

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