



Waylands, Hayes, UB3 2QU

NO UPPER CHAIN FOR THIS DELIGHTFUL AND WELL PRESENTED 2/3 BEDROOM END OF TERRACED HOUSE WITH A GARAGE.

CONVENIENTLY LOCATED FOR LOCAL SCHOOLS AND ACCESS TO THE UXBRIDGE ROAD SHOPS AND TRANSPORT LINKS.

The property has gas central heating, double glazed windows, fitted kitchen + dining area and a separate lounge with patio doors onto an enclosed private garden. Upstairs has a modern shower room/toilet and 2 DOUBLE BEDROOMS (THE CURRENT OWNER HAS DIVIDED 1 TO CREATE A SMALLER 3RD BEDROOM WHICH CAN EASILY BE RETURNED TO THE ORIGINAL 2 BEDROOM LAYOUT IF PREFERRED). Outside has an enclosed rear garden plus a garage in a nearby block. EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

Guide Price £415,000

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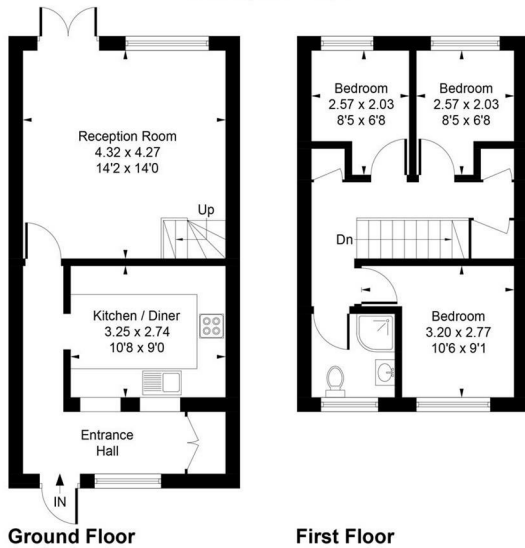


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Approximate Gross Internal Area
68.85 sq m / 741 sq ft



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

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