



### **Acacia Avenue, Hayes, UB3 2ND**

NO UPPER CHAIN for this generous sized 3/4 bedroom EXTENDED and bay windowed semi detached family house providing plenty of potential. Rarely available in this location this more spacious than expected property also has a DETACHED DOUBLE GARAGE with additional parking area for several cars/van/caravan etc and a large SOUTH FACING REAR GARDEN. With gas central heating and double glazed windows you have an entrance hall, lounge, 24' extended 2nd reception room (currently used as a downstairs 4th bedroom), downstairs bathroom and toilet, extended kitchen/dining room and a conservatory/utility room. Upstairs has 3 BEDROOMS, loft space suitable for conversion and a modern bathroom + separate toilet. Outside has an enclosed paved garden with a gate leading to a detached double garage approached via a full length shared drive to the side of the property with an additional drive-in to the front for 2 more cars. Acacia Avenue is ideally situated close to the shops and transport links available on the Uxbridge Road, a choice of schools including the popular Dr Triplets CE Primary and Hayes Town (hayes & harlington Elizabeth line underground station for central London). Early viewing is highly recommended!

**Offers In Excess Of £575,000**

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

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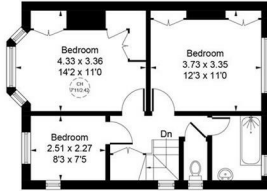
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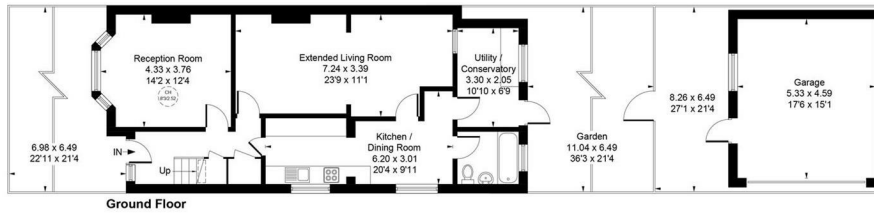


## 26 Acacia Avenue, Hayes, UB3 2ND

Approximate Gross Internal Area = 119.56 sq m / 1287 sq ft  
 Garage = 24.95 sq m / 269 sq ft  
 Total = 144.51 sq m / 1556 sq ft




CH = Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



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>60</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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