



Chestnut Close, Hayes, Middlesex, UB3 1JG

TENANTS IN SITU this spacious and well presented 3/4 bedroom house located in a popular residential area close to schools, shops and Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes). The excellent property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge, separate dining room (currently used as 4th bedroom) and fitted kitchen. Upstairs has loft space suitable for conversion stpp, 3 good sized bedrooms and a modern bathroom. Outside has a 60' approx. garden, a brick storage shed and toilet plus space for a rear extension stpp. To the front is your own drive for 2 cars.

Asking Price £550,000

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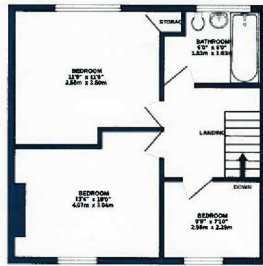
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Floorplan

GROUND FLOOR
 401 sq ft (37.2 sq m) approx.



1ST FLOOR
 436 sq ft (40.5 sq m) approx.



TOTAL FLOOR AREA: 837 sq ft (77.7 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The floorplan is for illustrative purposes only and should be used as a guide to the proposed layout only. The architect, surveyor or any other professional is not responsible for any errors or omissions in this floorplan and no liability can be taken for any errors or omissions.

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>		

England & Wales

EU Directive
2002/91/EC



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