



Hesa Road, Hayes, Middlesex, UB3 2DP

INVESTORS! DO NOT MISS THIS EXCEPTIONAL RENTAL INVESTMENT OPPORTUNITY!

This semi-detached house has 6 separate bedrooms all with en-suite shower rooms & toilets. The property has been thoughtfully extended and modernised to create a first class rental investment property with the accommodation providing an extended entrance hall with laminate wood flooring and downlights, 3 ground floor bedrooms each with independent en-suite shower rooms, communal TV lounge and dining area, Communal modern kitchen, upstairs has 3 more bedrooms again with en-suite shower rooms plus access to a large loft for storage. The property also has gas central heating, double glazed windows, interior and exterior video cameras, a brick paved rear & side garden + an enclosed own drive with parking for 7/8 cars. Situated in a popular residential area convenient for the Uxbridge Road shops & transport links for Southall, Ealing, Heathrow and Uxbridge. Also easy access to Lombardy Retail Park & Hayes Town centre (Hayes & Harlington station with Cross Rail now open).

NO UPPER CHAIN!

Guide Price £675,000

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12 Hesa Road, Hayes, Middlesex UB3 2DP

Extended Entrance Hall

Double glazed window to side aspect, laminate wood flooring through and into all bedrooms, downlights, carpeted stairs to the first floor, radiator.



Bedroom

Radiator, double glazed window to front aspect, en-suite with walk-in tiled shower & toilet.



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En-Suite

Walk-in tiled shower, hand wash basin, low level wc, heated towel rail, tiled walls & floor.



Communal Lounge & Dining Area

Tiled flooring, double glazed windows to front aspect, radiator.



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Reverse View



Communal Kitchen

Comprehensive range of fitted wall, base & drawer units, fitted double oven + separate gas range hob with extractor hood, plumber for washing machine, sink unit, double glazed windows to rear aspect, downlights, skylight windows providing additional natural light, tiled flooring, double glazed door to garden.



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Reverse View



Bedroom

Double glazed windows & door to rear aspect, radiator, en-suite with walk-in tiled shower & toilet.



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En-Suite

Walk-in tiled shower, hand wash basin, low level wc, heated towel rail, tiled walls & floor.



Bedroom

Double glazed windows to front aspect, radiator, en-suite with walk-in tiled shower & toilet.



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En-Suite

Walk-in tiled shower, hand wash basin, low level wc, heated towel rail, tiled walls & floor.



1st Floor/Landing

2 Double glazed windows to rear aspect.

Bedroom

Double glazed windows to front aspect, radiator, en-suite with walk-in tiled shower & toilet.



Walk-in tiled shower, hand wash basin, low level wc, heated towel rail, tiled walls & floor.

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Bedroom

Double glazed windows to side & rear, radiator, built-in cupboard, en-suite with walk-in tiled shower & toilet.



En-Suite

Walk-in tiled shower, hand wash basin, low level wc, heated towel rail, tiled walls & floor.



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Bedroom

Double glazed windows to front aspect, radiator, built-in cupboard, en-suite with walk-in tiled shower & toilet.



En-Suite

Walk-in tiled shower, hand wash basin, low level wc, heated towel rail, tiled walls & floor.



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Outside

Brick paved rear & side garden.



Side Area

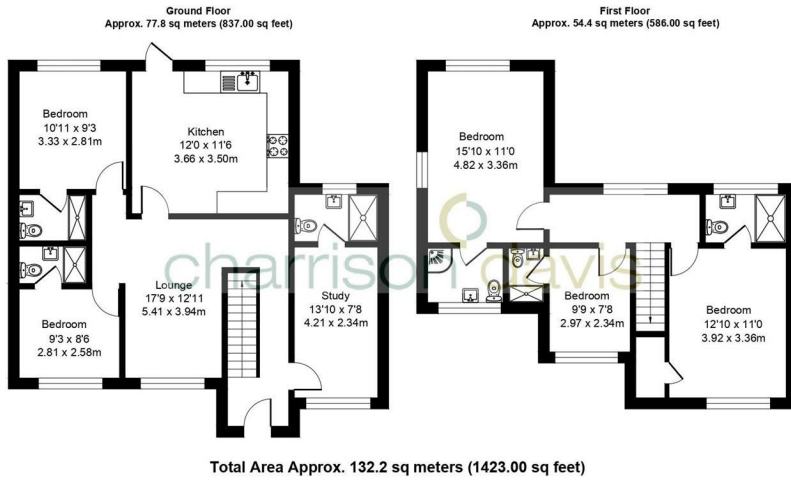


Parking


Brick paved own enclosed drive provides off street parking for 7/8 cars

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Floor Plan



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>72</p>	<p>85</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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