



### Glamis Crescent, Hayes, UB3 1QB

**NO UPPER CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION!**

**RARELY AVAILABLE FOR SALE IN THIS PRIME RESIDENTIAL LOCATION, WE ARE DELIGHTED TO OFFER THIS 3 BEDROOM SEMI DETACHED FAMILY HOUSE WITH A DETACHED GARAGE AND GATED OWN DRIVE TO THE FRONT AND SIDE, PROVIDING EXCELLENT EXTENSION POTENTIAL TO THE SIDE, REAR AND INTO THE LOFT TO CREATE YOUR OWN PERFECT HOME stpp.**

Entrance hall, lounge/dining room and kitchen. Upstairs has 3 good sized bedrooms and a bathroom.

Outside has a well tended rear garden, a detached garage via a gated side drive and a gated front drive.

Convenient for a local shopping parade, schools and access to Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes). Transport links are also nearby for Uxbridge, Heathrow, the A4 Bath Road and M4 Motorway.

**Asking Price £559,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



56 Glamis Crescent, Hayes, UB3 1QB



56 Glamis Crescent, Hayes, UB3 1QB



56 Glamis Crescent, Hayes, UB3 1QB





56 Glamis Crescent, Hayes, UB3 1QB



56 Glamis Crescent, Hayes, UB3 1QB





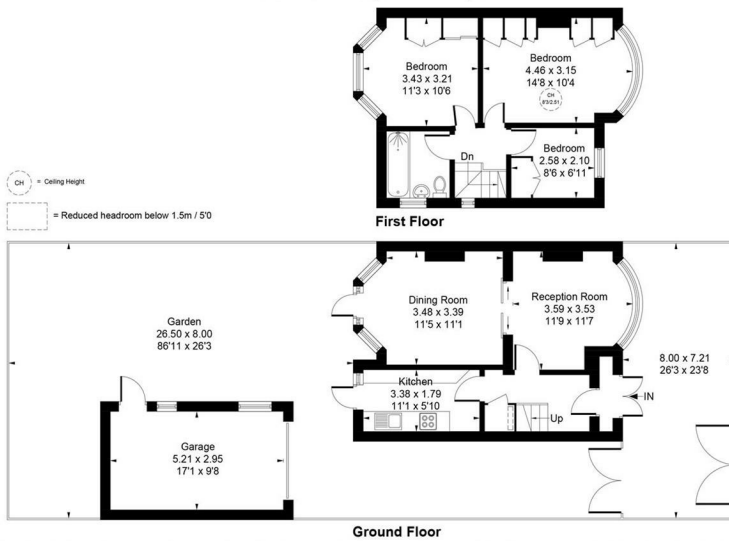
56 Glamis Crescent, Hayes, UB3 1QB



56 Glamis Crescent, Hayes, UB3 1QB




Approximate Gross Internal Area = 78.74 sq m / 848 sq ft  
Garage = 15.74 sq m / 169 sq ft  
Total = 94.48 sq m / 1017 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.  
© Vizion Property Marketing Produced for Charrison Davis



## 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>64</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

56 Glamis Crescent, Hayes, UB3 1QB

