



### Triandra Way, Hayes, Middlesex, UB4 9PB

CHARRISON DAVIS OFFER FOR SALE THIS FABULOUS 3 DOUBLE BEDROOM EXTENDED HOUSE LOCATED WITHIN THE MUCH SOUGHT AFTER GLENCOE DEVELOPMENT JUST A SHORT WALK TO BOTH A TESCO SUPERSTORE AND THE PICTURESQUE WILLOW TREE MARINA / GRAND UNION CANAL.

This stylish property has recently been re-modernised and is presented to the market in superb decorative order. Contemporary living space with gas central heating and double glazed windows includes an entrance hall, lounge/dining room, luxury re-fitted kitchen with 'quartz' style worktops will include fitted oven, microwave and grill, separate gas hob, fridge/freezer, wine cooler and washing machine. The first floor has 2 double bedrooms and a luxury re-fitted bathroom. The loft has been professionally converted to provide a spacious double aspect master bedroom and the rear garden has a new paved patio with an easy maintained artificial lawn + a storage shed. To the front is your own drive + an additional space close-by.

Triandra Way is a popular location with easy access to the Hayes-by-Pass for the A40 London, Hayes Elizabeth line station, M4 London and Heathrow.

VIEWING HIGHLY RECOMMENDED!

**Asking Price £499,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

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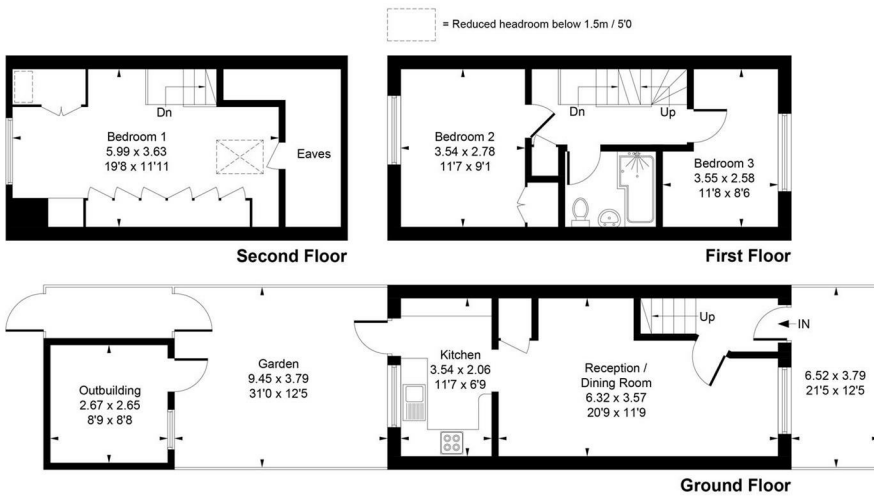
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Approximate Gross Internal Area (Excluding Eaves) = 80.79 sq m / 870 sq ft  
 Outbuilding = 7.02 sq m / 75 sq ft  
 Total = 87.81 sq m / 945 sq ft



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) <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>75</p>	<p>88</p>

**England & Wales**

EU Directive  
2002/91/EC



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