



Dorset Close, Hayes, UB4 8NT

NO UPPER CHAIN + FANTASTIC POTENTIAL FOR THIS EXTENDED 3 BEDROOM 'NASH' BUILT SEMI DETACHED HOUSE BOASTING A LARGE ATTACHED GARAGE PROVIDING SPACE TO FURTHER EXTEND stpp. Situated in one of North Hayes more sought after locations convenient for Hayes Park Primary School and Kingshill Avenue shopping parade. This spacious property already has a kitchen/breakfast room extension to the rear nd a large lounge/dining room. Upstairs has 3 bedrooms and a modern bathroom + loft space suitable for conversion. Outside has a well maintained rear garden, detached garden storage building, a large attached garage with inspection pit and your own drive parking several cars.

Guide Price £570,000

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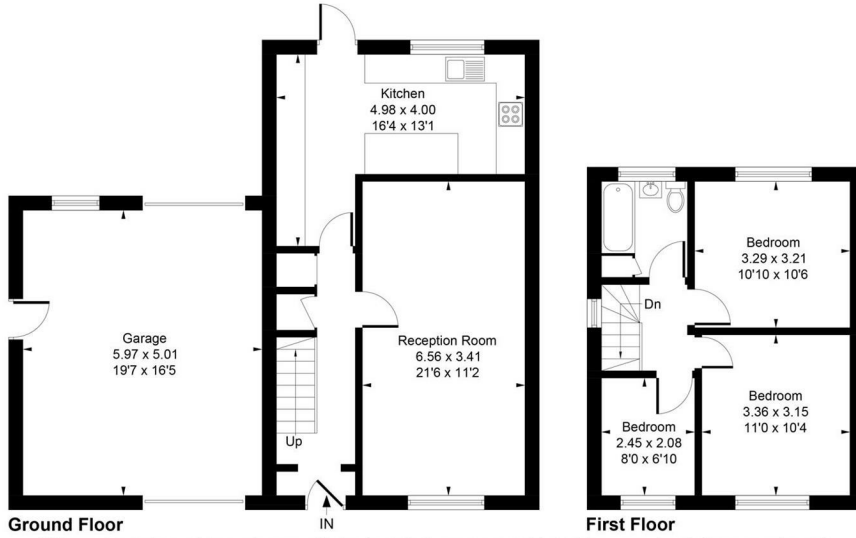
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Approximate Gross Internal Area = 77.9 sq m / 838 sq ft
 Garage = 29.8 sq m / 321 sq ft
 Total = 107.7 sq m / 1159 sq ft



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) 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>57</p>	
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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