



Lothian Avenue, Hayes, UB4 0EQ

NO ONWARD CHAIN FOR THIS EXTENDED 3 BEDROOM SEMI DETACHED HOUSE WITH A SECLUDED REAR GARDEN BACKING ONTO YEADING BROOK.

This property offers much potential and with gas central heating (combi boiler) and double glazed windows the accommodation provides an extended porch, entrance hall, lounge/dining room, double glazed conservatory and a fitted kitchen. Upstairs has 2 double bedrooms, single bedroom, modern bathroom + electric shower and loft space suitable for conversion stpp. Outside has a 70' rear garden with your own drive to the front for 1 car.

Lothian Avenue is set within a much sought after residential area close to Belmore playing fields and access to Yeading Lane, local schools and transport links for Hayes Town (Elizabeth line station, Southall Broadway and Heathrow).

Asking Price £529,950

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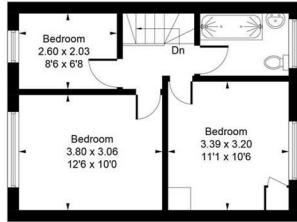


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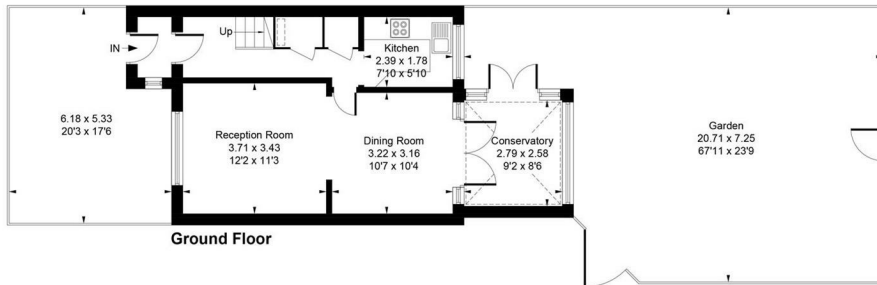
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Approximate Gross Internal Area
84.85 sq m / 913 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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