



Birchway, Hayes, UB3 3PA

NO UPPER CHAIN!

A spacious semi detached house offered for sale with no chain and with 'bags' of potential to improve and extend. Accommodation comprises entrance hall, living room, kitchen, ground floor only shower room / toilet with 3 upstairs double bedrooms and loft space suitable for conversion stpp. Externally there's potential for off street parking to the front and a large rear garden.

Located on a popular residential road just off Coldharbour Lane within walking distance of local shops and bus routes with direct access to Hayes Town Centre and Hayes & Harlington underground station (Elizabeth Line). Minet Infant School is close by as is Lombardy Retail Park and access to the Hayes-By-Pass for Heathrow and both the A40 and M4 for London.

Asking Price £499,950

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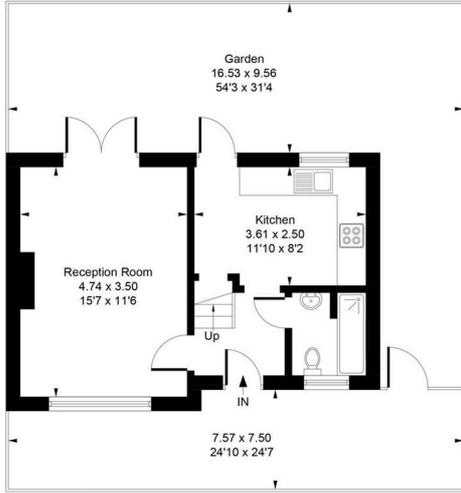


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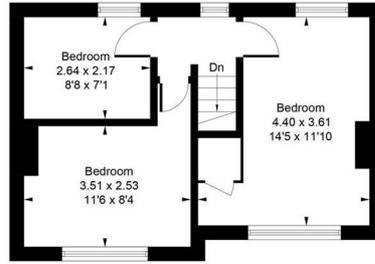


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Approximate Gross Internal Area
67.60 sq m / 728 sq ft



Ground Floor



First 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
<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>55</p>	<p>75</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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