



## Leven Way, Hayes, UB3 2SS

LARGER THAN EXPECTED 3/4 BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE BENEFITTING FROM A CAR PORT, ITS OWN DRIVEWAY TO THE SIDE AND ADDITIONAL FORECOURT PARKING PLUS 2 GENEROUS SIZED GARDEN STORAGE ROOMS. Situated in a prime location in the heart of Hayes convenient for Hayes and Harlington Elizabeth line station to central London, transport links for Southall, Uxbridge, Ealing, Heathrow Airport and Brunel University. Highly regarded schools in the local area including Wood End Park Academy and Dr. Triplett's Primary school.

This very well presented property has an entrance hall, study area, lounge, separate spacious family room with a dining room and kitchen extension. Upstairs has 3 bedrooms, modern bathroom and loft space suitable for conversion. You have a good sized rear garden with a crazy paved patio and well tended lawn with flower and shrub borders. To the front is additional forecourt parking.

**VIEWING HIGHLY RECOMMENDED!**

**Asking Price £599,950**

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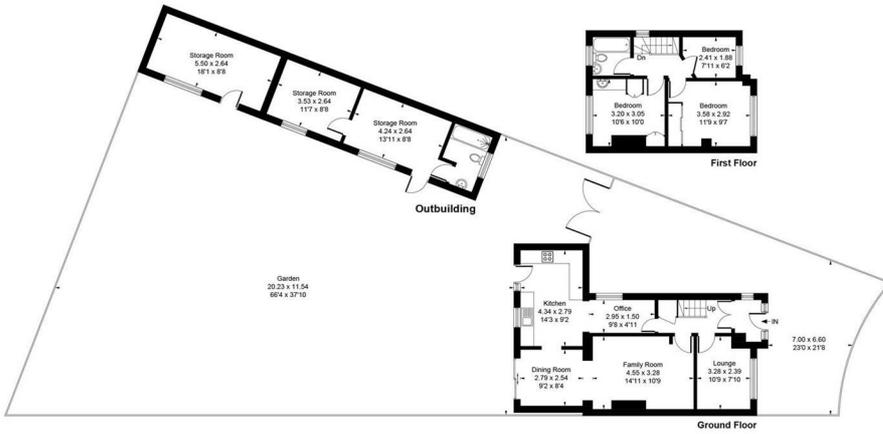


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Approximate Gross Internal Area = 92.47 sq m / 995 sq ft  
 Outbuilding = 41.94 sq m / 452 sq ft  
 Total = 134.41 sq m / 1447 sq ft



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>69</p>	<p>84</p>

**England & Wales**

EU Directive  
2002/91/EC



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