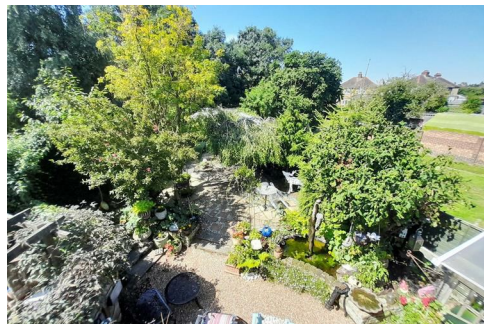




Hayes End Road, Hayes End / Hillingdon Borders, UB4 8EH

WOW!!
DO NOT MISS THIS

Located at Hayes End/Hillingdon Border.

This is one of the most unique properties we have had the pleasure of marketing!

Originally built in 1901, this delightful and spacious GATED FOUR BEDROOM EXTENDED SEMI DETACHED COTTAGE STYLED HOUSE boasts an abundance of wonderful and quirky features in addition to a spectacular South facing rear garden. You also have an integral garage suitable for conversion into additional living space stpp. This property really does require an internal viewing to fully appreciate every amazing detail where with gas central heating and double glazed windows you have an inviting entrance hallway with a door to a downstairs toilet, staircase to the 1st floor and access into a charming main lounge which features an eye catching Log Burner Fireplace and doors out into the stunning rear gardens. An arch leads into a front aspect dining room and extended to the rear, you have a character country style kitchen. Upstairs has a generous landing area with access to a bonus loft room, boarded and with a window (potential to fully convert into another bedroom stpp). Doors to all bedrooms and a spacious and elegant bathroom, with the master bedroom featuring steps down into an additional open plan room (ideal walk-in dressing room or nursery) with double doors onto a walk-on balcony overlooking the gardens. The integral garage is approached via a shingled and gated own drive with parking for several cars. The rear gardens are so interesting and unusual with an abundance of extraordinary features including ponds, seating/BBQ areas and an outside dining area. Hayes End Road is located close to the Hillingdon borders, in an almost semi-rural type setting but just a few minutes walk to the Uxbridge Road shops and transport links for Uxbridge and Hayes Town (hayes & harlington elizabeth line station with Paddington in under 20 minutes).

"If you are looking for something very special then this just might be what you have been waiting f

Asking Price £630,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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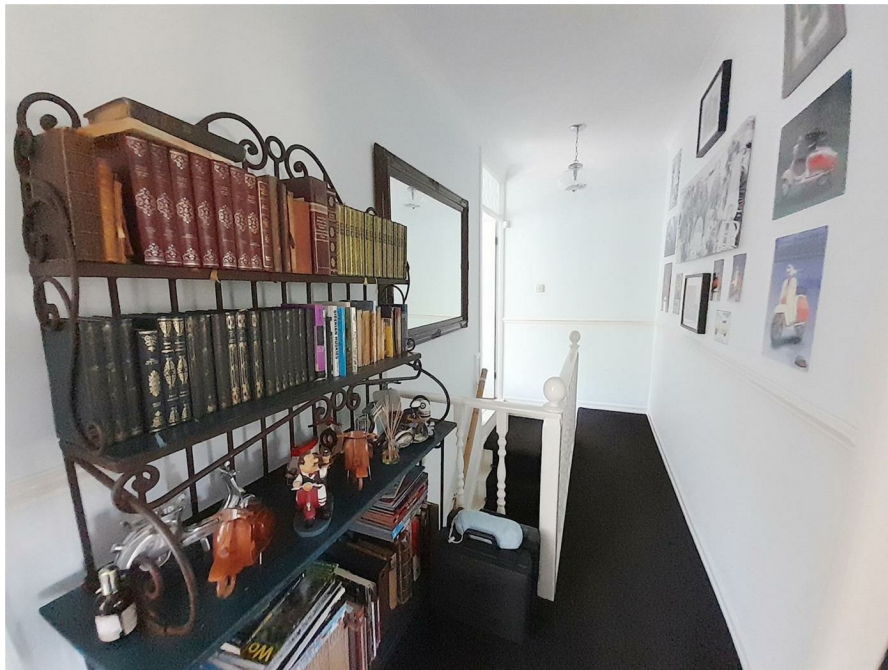
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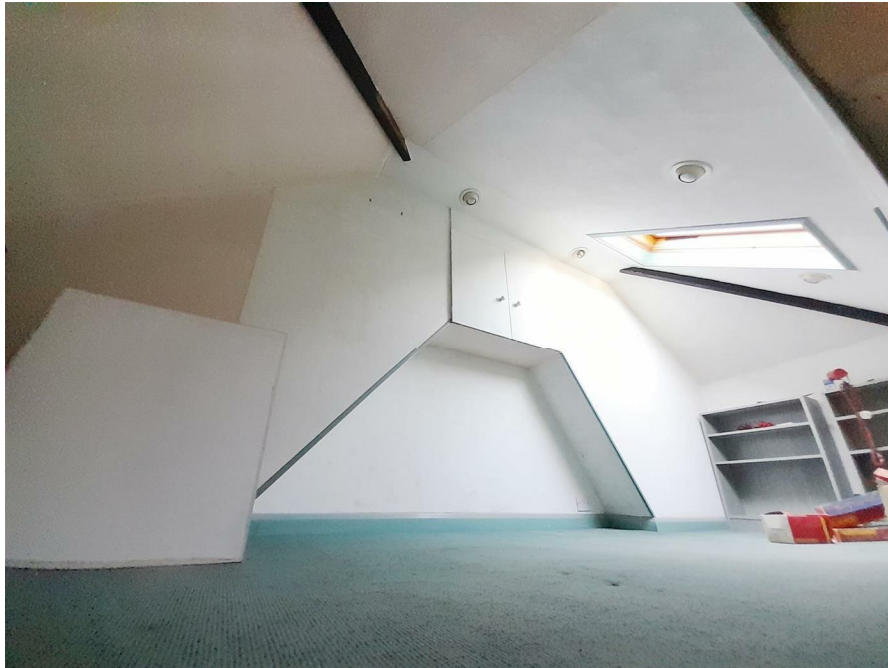
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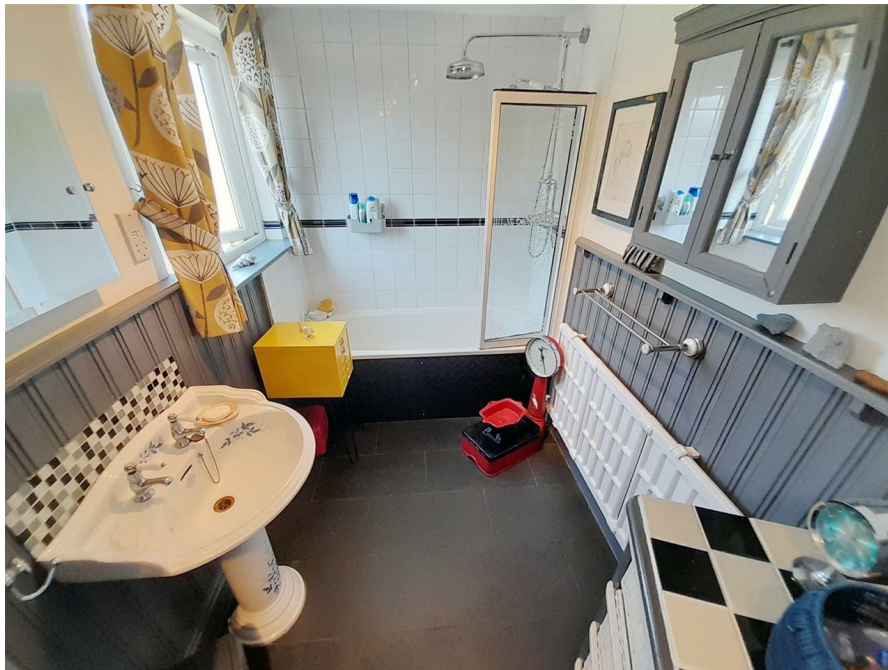
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Hayes End Road, Hayes

Floorplan 1

North arrow pointing North (N).

Ground Floor

Approximate Area (Excluding Outbuilding) = 127.5 sq m / 1372 sq ft
Garage = 19.3 sq m / 208 sq ft
Total = 146.8 sq m / 1580 sq ft
For identification only - Not to scale

First Floor

Approximate Area (Excluding Outbuilding) = 127.5 sq m / 1372 sq ft
Garage = 19.3 sq m / 208 sq ft
Total = 146.8 sq m / 1580 sq ft
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

Floorplan 1

Approximate Area (Excluding Outbuilding) = 127.5 sq m / 1372 sq ft
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Total = 146.8 sq m / 1580 sq ft
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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>	49	75
England & Wales	EU Directive 2002/91/EC	

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