



## Queens Road, Hayes, UB3 2RX

Charrison Davis are proud to act as sole agents for this wonderful 3/4 bedroom extended semi detached house. Presented for sale in good order the property has been extended to the rear to offer a substantial kitchen / diner, in addition to a large lounge, a useful utility room and ground floor toilet. The first floor provides a landing with access to loft space ideal for conversion stpp and 3 good size bedrooms and a modern and spacious shower room. Externally, you have your own drive to the front parking 3 cars. This excellent family house also boasts an enormous 120' rear garden which is unusual to find In Hayes. 'A fantastic opportunity to acquire a wonderful family home providing much potential'.

Situated in a very sought after residential road ideally located close to the Uxbridge Road with a good selection of shopping facilities and public transport with direct routes to both Hayes Town Centre & underground station ( Elizabeth Line) and Uxbridge Town Centre & underground station ( Metropolitan & Piccadilly line). Excellent road networks such as A40/ Western Ave and Hayes By Pass / M4 are within 1 mile. Barra Hall Park, The Beck Theatre & the picturesque Hayes Botanic Gardens are within short walking distance.

VIEWING STRONGLY RECOMMENDED!

**Asking Price £599,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

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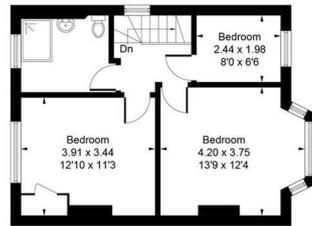
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Approximate Gross Internal Area  
109.56 sq m / 1179 sq ft



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
<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>62</p>	<p>77</p>

**England & Wales**

EU Directive  
2002/91/EC



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