



## Freemans Lane, Hayes, UB3 2NJ

DO NOT MISS THIS!

MODERNISED WITH MUCH STYLE BY THE CURRENT OWNERS THIS IMPRESSIVE AND SPACIOUS 3/4 DOUBLE BEDROOM EXTENDED SEMI DETACHED HOUSE BENEFITS FROM A GROUND FLOOR SHOWER ROOM, UPSTAIRS BATHROOM, 2 RECEPTION ROOMS AND A LARGE KITCHEN/DINING ROOM EXTENSION.

Rarely available in this much sought location opposite Barra Hall Park with its Bandstand, playground area and recreation grounds, this wonderful family house is ready to move straight into with NO ONWARD CHAIN. Excellent contemporary living space provides you with an enclosed entrance porch, hall, lounge (occasional bedroom), downstairs shower room/toilet, separate family room and large kitchen/dining room extension with a separate utility room (housing combination boiler and space for washing machine and tumble dryer). Upstairs has loft space suitable for conversion, 3 double bedrooms with wardrobes, direct views across Barra Hall Park and a luxury bathroom. Outside has a South facing 70' rear garden with large patio and well tended lawn, brick built garage (restricted width access) and your own drive to the front parking 2 cars.

Freemans Lane is situated close to Dr. Triplett's Primary School with easy access to both the Uxbridge Road and Hayes Town (Elizabeth line station).

VIEWING HIGHLY RECOMMENDED!

**Guide Price £629,950**

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Approximate Gross Internal Area = 116.86 sq m / 1258 sq ft  
 Garage = 17.94 sq m / 193 sq ft  
 Total = 134.80 sq m / 1451 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>80</p>

**England & Wales**

EU Directive  
2002/91/EC



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