



Mimosa Road, Yeading, Middlesex, UB4 9EQ

**** SPACE TO THE SIDE TO EXTEND ****

A spacious semi detached house offered for sale with no onward chain and located on a popular residential road close to shops, public transport and schools and also offering easy access to A40 / WESTERN AVENUE & HAYES BY PASS together with transport links for Ealing, Southall, Heathrow and Hayes Town (Hayes & Harlington station with Cross Rail now open). The accommodation comprises entrance hall, living room, fitted kitchen/diner, conservatory, first floor landing with 3 good size bedrooms and a bathroom/separate toilet. Externally the property benefits front and rear gardens plus off street parking via own driveway. The property also boasts space to the side to extend (stpp)
VIEWING IS HIGHLY ADVISED ...

Asking Price £529,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Entrance Hall

Laminate flooring, radiator, side aspect double glazed window & staircase to first floor with storage cupboard under.

Living Room

16'10 x 11'7 (5.13m x 3.53m)

Front aspect double glazed window, radiator, laminate flooring & feature fireplace.



Reverse View



12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Kitchen
18'2 x 10'9 (5.54m x 3.28m)
Range of eye & base level units, single drainer sink unit with mixer tap & tiled splash back, cooker point with extractor hood over, space for table and chairs, radiator, wall mounted boiler.



Reverse View



12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Conservatory

10 x 9'8 (3.05m x 2.95m)

Double glazed with tiled floor.



First floor / Landing

Fitted carpet, side aspect double glazed window & access to loft.

Bedroom 1

13'4 x 10'2 (4.06m x 3.10m)

Front aspect double glazed window, radiator, laminate flooring & built in storage cupboard.



12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Reverse View



Bedroom 2

10'9 x 9'9 (3.28m x 2.97m)

Rear aspect double glazed window, radiator & laminate flooring.



12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Reverse View



Bedroom 3

9'3 x 7'8 (2.82m x 2.34m)

Side aspect double glazed window & laminate flooring.



12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Alternative View



Bathroom

Panel enclosed bath with shower attachment , mixer tap & shower over, pedestal wash hand basin, part tiled walls, tiled flooring & rear aspect frosted double glazed window.



12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Separate w.c.

Low level wc, tiled floor & rear aspect frosted double glazed window.



External

Gardens front & rear, laid to lawn with patio area, timber shed, rear gated pedestrian access.



12 Mimosa Road, Yeading, Middlesex UB4 9EQ

Reverse View



Own Drive

Off street parking for 2/3 cars.




Side Space

Potential to extend (stpp).

12 Mimosa Road, Yeading, Middlesex UB4 9EQ



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>58</p>	<p>78</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

12 Mimosa Road, Yeading, Middlesex UB4 9EQ

