







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

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#### **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.







#### 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** 





#### Conservatory

10 x 9'8 (3.05m x 2.95m) Double glazed with tiled floor.



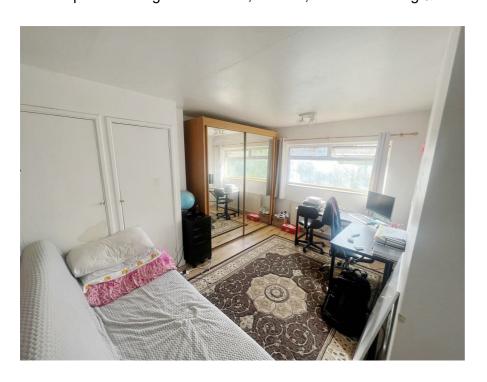
#### First floor / Landing

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.







Bedroom 2
10'9 x 9'9 (3.28m x 2.97m)
Rear aspect double glazed window, radiator & laminate flooring.







Bedroom 3
9'3 x 7'8 (2.82m x 2.34m)
Side aspect double glazed window & laminate flooring.





#### **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.





#### 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.







Own Drive
Off street parking for 2/3 cars.



Side Space Potential to extend (stpp).







# **Energy Efficiency Rating**

		l
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) B		78
(69-80)		
(55-68)	58	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		



