



### Bedwell Gardens, Hayes, UB3 4ED

This really is a most delightfully presented 2 bedroom end of terrace house situated in a popular residential area of South Hayes with a **DOUBLE GARAGE VIA REAR ACCESS AND PLANNING PERMISSION FOR A 4M REAR EXTENSION**. The property has an entrance hall, lounge with a feature fireplace, separate dining room area and modern fitted kitchen. Upstairs has 2 double bedrooms re-fitted bathroom and loft storage space. Outside has an exceptional rear garden which boasts a feature 'Gazebo' area and a wonderful Summer House. You also have off street parking to the front for 2 cars.

Bedwell Gardens is conveniently located walking distance to local schools, Hayes Town (Hayes & Harlington Elizabeth line station with Paddington in approx 20 minutes) and an Asda superstore with transport links for Heathrow, Hounslow and the M25/M4 for London.

Excellent First Time Buy or Rental Investment.

**Asking Price £479,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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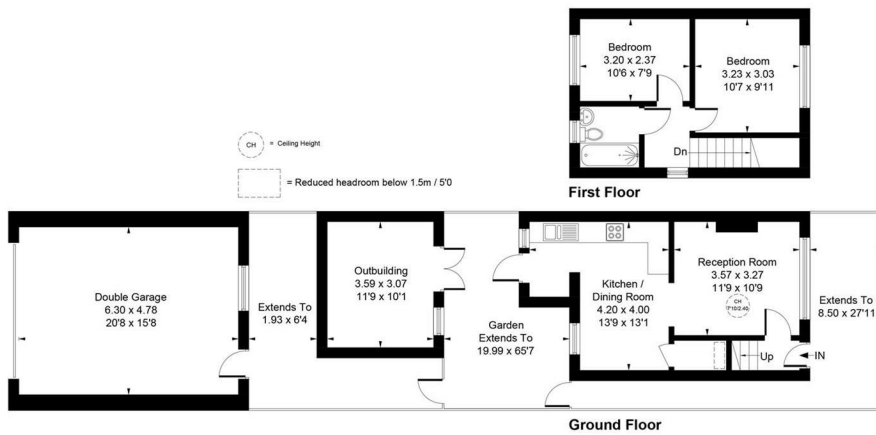
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Approximate Gross Internal Area = 56.98 sq m / 613 sq ft  
 Outbuilding = 11.24 sq m / 121 sq ft  
 Double Garage = 30.80 sq m / 332 sq ft  
 Total = 99.02 sq m / 1066 sq ft



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>55</p>                          | <p>90</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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