



**Hayes End Road, Hayes, Middlesex, UB4 8EN**

**NO ONWARD CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION!**

Wonderful location short walk to the Uxbridge shopping amenities and transport links for Uxbridge and Hayes for this 3 DOUBLE BEDROOM HOUSE OFFERING MUCH POTENTIAL TO IMPROVE.

This property has gas central heating and double glazed windows, an entrance hall, downstairs toilet, kitchen, spacious lounge/dining room and a conservatory.

Upstairs has 3 double bedrooms. shower room and separate toilet. Outside has front and rear gardens (potential to create a driveway stpp).

**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT.**

**Offers In Excess Of £475,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

133 Hayes End Road, Hayes, Middlesex UB4 8EN



133 Hayes End Road, Hayes, Middlesex UB4 8EN



133 Hayes End Road, Hayes, Middlesex UB4 8EN



133 Hayes End Road, Hayes, Middlesex UB4 8EN



133 Hayes End Road, Hayes, Middlesex UB4 8EN



133 Hayes End Road, Hayes, Middlesex UB4 8EN



133 Hayes End Road, Hayes, Middlesex UB4 8EN

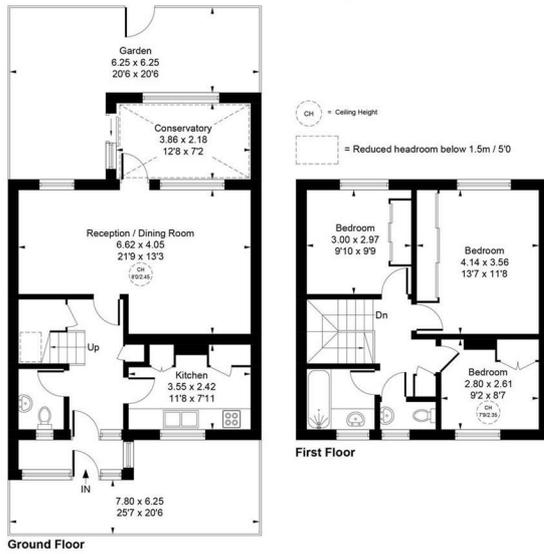


133 Hayes End Road, Hayes, Middlesex UB4 8EN



133 Hayes End Road, Hayes, Middlesex UB4 8EN

Approximate Gross Internal Area  
105.18 sq m / 1132 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.

© Vizion Property Marketing Produced for Charrison Davis

# 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>61</p> | <p>87</p> |

**England & Wales**

EU Directive  
2002/91/EC



133 Hayes End Road, Hayes, Middlesex UB4 8EN

