



## Dale Drive, Hayes, Middlesex, UB4 8AU

DO NOT MISS THIS!

THIS IS AN EXCELLENT OPPORTUNITY TO ACQUIRE A SPACIOUS AND WELL PRESENTED 'NASH' BUILT EXTENDED SEMI DETACHED HOUSE LOCATED IN ONE OF NORTH HAYES MOST SOUGHT AFTER ROADS LOCATED JUST A FEW HUNDRED YARDS FROM HAYES PARK PRIMARY SCHOOL AND KINGSHILL SHOPPING PARADE.

With gas central heating and double glazed windows this excellent family house has an entrance hall, downstairs toilet, good sized lounge/dining room, fitted kitchen and a double glazed conservatory. Upstairs has 3 spacious bedrooms and a bathroom/toilet with additional electric shower and screen. Outside has a 70' approx SOUTH FACING rear garden with a paved patio and well tended lawn.

There is also plenty of parking with a detached garage/shared drive and own drive for 2 cars to the front.

Dale Drive has transport links on hand for Northolt, Ealing, Uxbridge, Southall, A40 London, Heathrow and Hayes & Harlington Elizabeth line station - Paddington within 20 minutes.

**Asking Price £519,950**

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)

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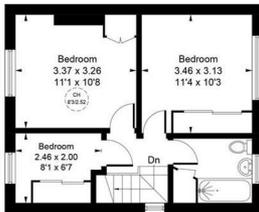
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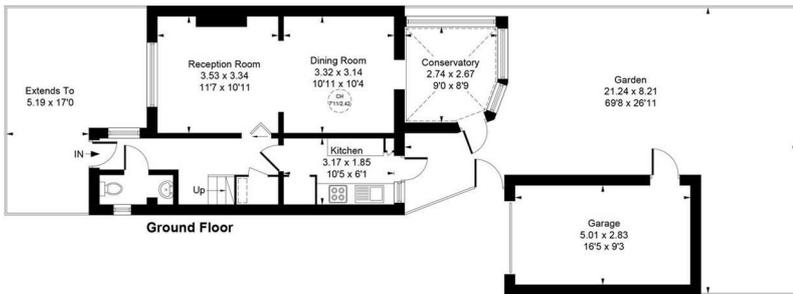


Approximate Gross Internal Area = 84.22 sq m / 907 sq ft  
 Garage = 14.63 sq m / 157 sq ft  
 Total = 98.85 sq m / 1064 sq ft



First Floor

CH = Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



Ground Floor

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>		

**England & Wales**

EU Directive  
2002/91/EC



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