



### **Minet Drive, Hayes, UB3 3JW**

**NO UPPER CHAIN** for this 3 bedroom semi detached house owned by the same family for over 68 years! Located in a popular residential area close to a choice of schools and walking distance to Lomdardy retail park, variety of shops and Hayes Town (Hayes & Harlington Elizabeth line station).

This delightful property is perfect for a young family to create their own family home and with gas central heating the accommodation provides an entrance hall, lounge/dining room, downstairs bathroom and a kitchen/breakfast room. Upstairs has 3 bedrooms and loft space suitable for conversion stpp. Outside has a lovely South facing rear garden with rear extension potential. There is also a font garden which similar properties in the road have converted to provide off street parking stpp.

**Guide Price £515,000**

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

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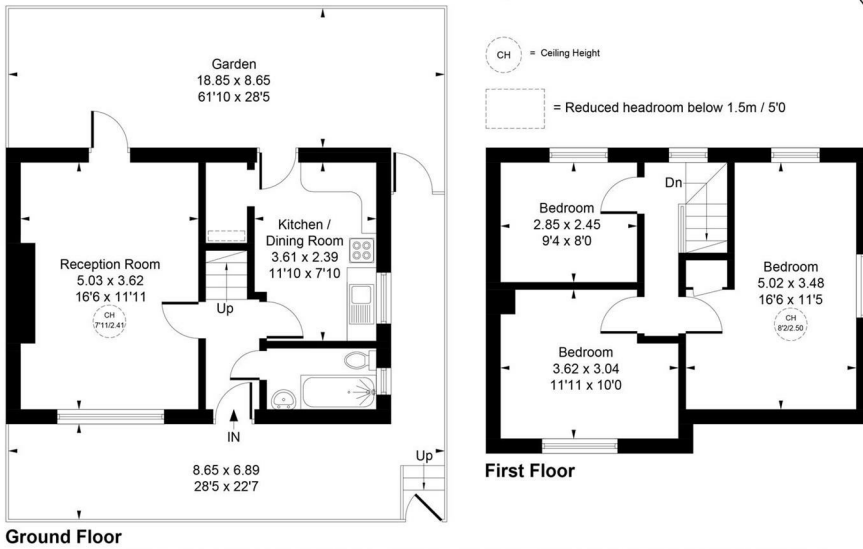
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Approximate Gross Internal Area  
76.42 sq m / 823 sq ft



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>69</p>	<p>85</p>

**England & Wales**

EU Directive  
2002/91/EC





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