



### Yeading Gardens, Hayes, UB4 0DJ

CHARRISON DAVIS OFFER FOR SALE WITH NO ONWARD CHAIN THIS DELIGHTFUL 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW LOCATED WITHIN A POPULAR RESIDENTIAL AREA CLOSE TO YEADING LIBRARY AND YEADING LANE. The property has an entrance hall with doors to all rooms, gas central heating and double glazed windows, 2 double bedrooms, lounge + dining room, separate kitchen and a full width brick/double glazed conservatory. Outside has a lawned rear garden and a detached garage approached via a shared drive. Regular bus services are available on Yeading Lane for Northolt, Greenford, Southall and Hayes Town (Elizabeth line station).

**Asking Price £519,950**

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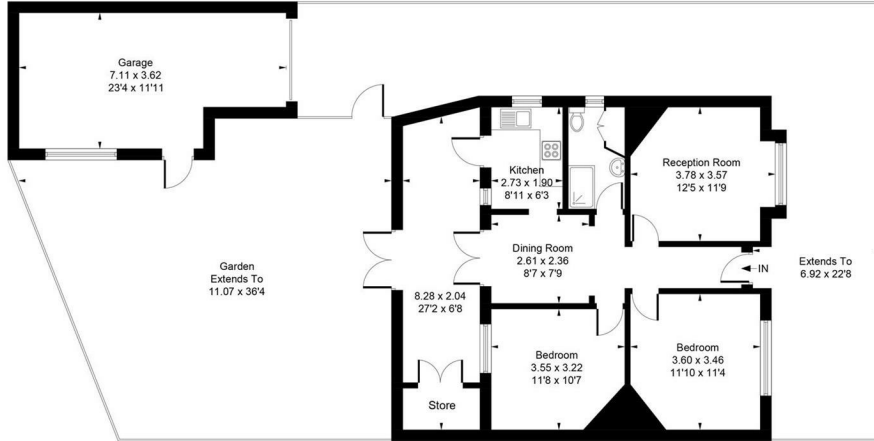


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Approximate Gross Internal Area = 81.20 sq m / 874 sq ft  
Garage = 23.53 sq m / 253 sq ft  
Total = 104.73 sq m / 1127 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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