



## Paddington Close, Hayes, UB4 9QH

CHARRISON DAVIS OFFER FOR SALE THIS OUTSTANDING 'BOVIS' BUILT 3 DOUBLE BEDROOM / 2 BATHROOM LINK DETACHED HOUSE (THE LARGER OF THIS STYLE ON THIS DEVELOPMENT).

BEAUTIFULLY PRESENTED, RE-MODERNISED AND TASTEFULLY DECORATED THROUGHOUT BY THE PRESENT OWNERS, THIS WONDERFUL PROPERTY IS CERTAINLY ONE TO BE PROUD OF.

With gas central heating and double glazed windows, engineered wood flooring and fitted carpets, stylish and contemporary living space provides :- enclosed double glazed porch, entrance hall, utility cupboard, downstairs toilet, re-fitted luxury kitchen and a spacious L-shaped lounge with separate dining room area. Upstairs has 3 doubles bedrooms (Master bedroom with ensuite), luxury family bathroom and loft space suitable for conversion stpp. Outside has an attached garage with electric remote (scope to extend or convert into additional living space stpp). You have your own drive parking several cars and the rear garden has been re-landscaped with a patio area and well tended lawn.

Paddington Close is situated within a very popular residential area close to Willow Tree Marina, Tesco superstore and access to the Hayes-by-Pass for the A40 London, Northolt Central line station, Southall, Hayes & Harlington Elizabeth Line station, Heathrow and the M4 London.

VIEWING HIGHLY RECOMMENDED!

**Offers In Excess Of £600,000**

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)

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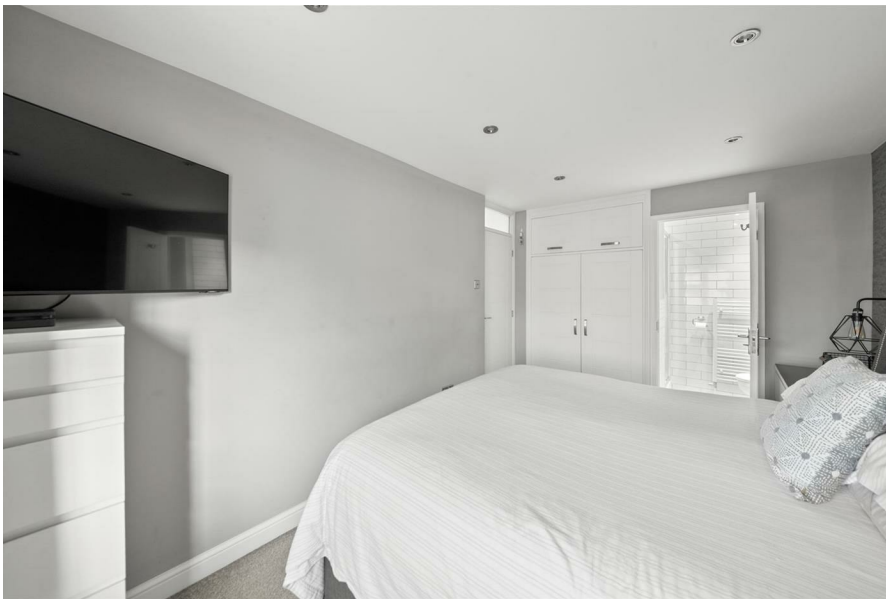
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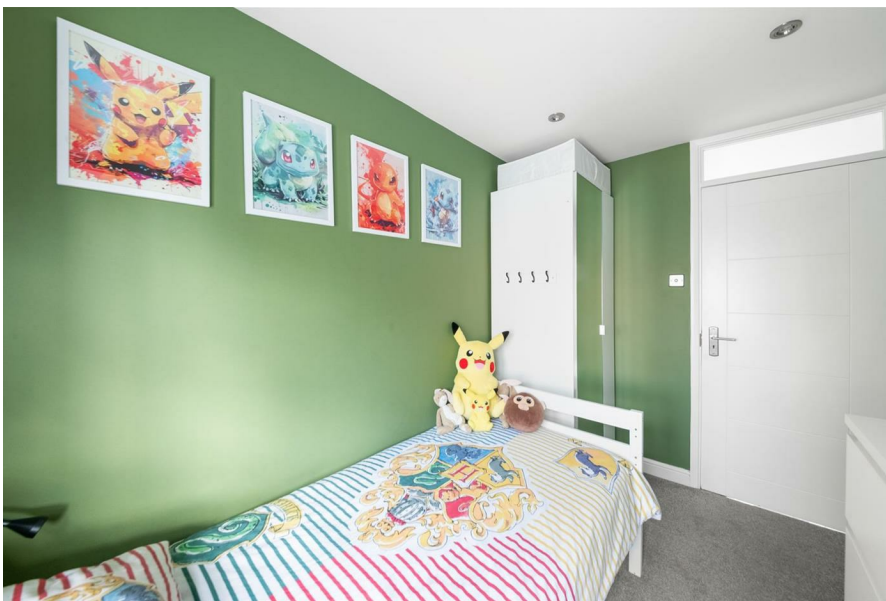
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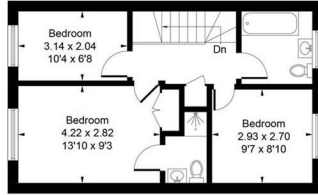


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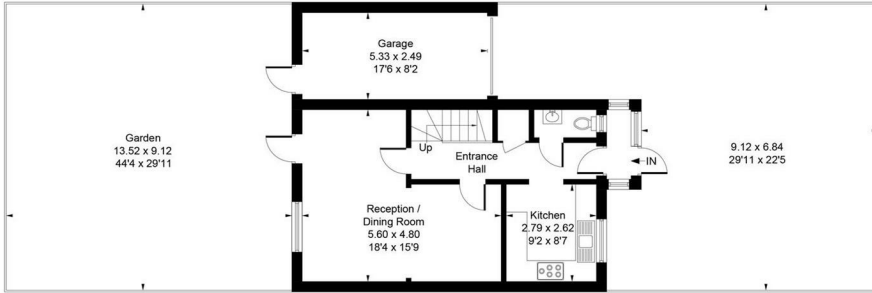


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Approximate Gross Internal Area = 86.48 sq m / 931 sq ft  
 Garage = 13.77 sq m / 148 sq ft  
 Total = 100.25 sq m / 1079 sq ft



First Floor



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>	<p>62</p>	<p>84</p>

**England & Wales**

EU Directive  
2002/91/EC



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