



Hornbeam Road, Hayes, UB4 9EE

Located next to a large corner plot with fantastic potential to extend on or develop (stp) is this spacious & well presented end terrace house, offered for sale in excellent condition by its current owners, the property comprises entrance hall, ground floor family bathroom, large reception room, nicely fitted kitchen / diner. On the first floor there are 3 good size bedrooms and additional WC. Externally the property benefits from attractive front and rear gardens with an excellent outhouse to the rear.

Located on a popular residential road in Yeading a short walk from shops, public transport and excellent road links via Hayes By Pass.

Asking Price £550,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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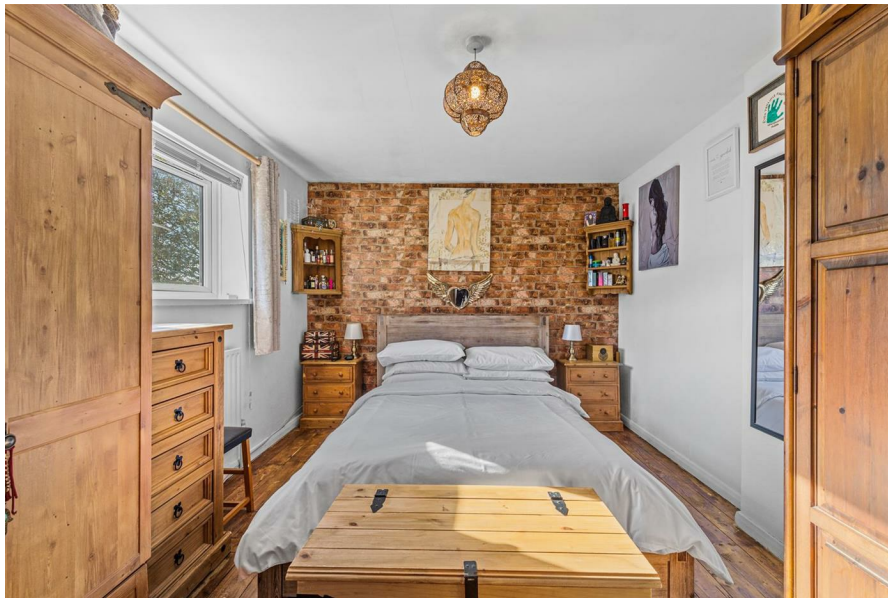
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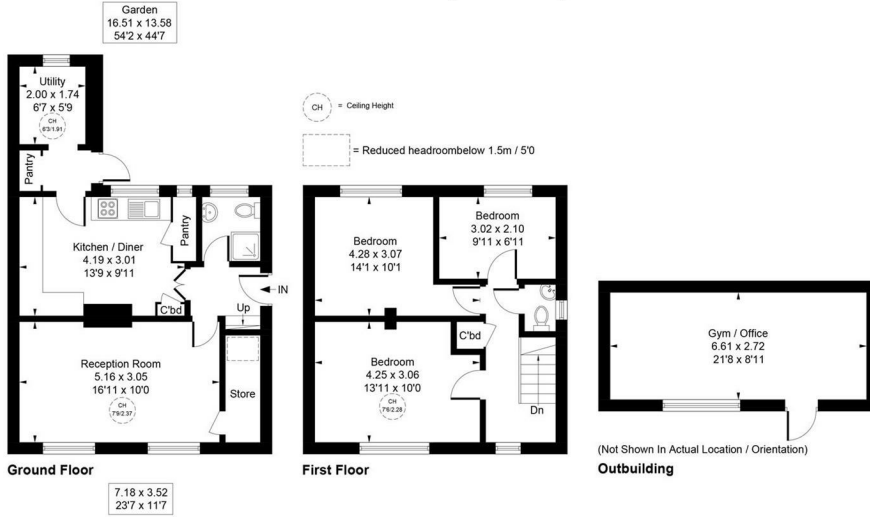


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Approximate Gross Internal Area = 84.34 sq m / 908 sq ft
 Outbuilding = 18.32 sq m / 197 sq ft
 Total = 102.66 sq m / 1105 sq ft



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) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	84
England & Wales	EU Directive 2002/91/EC	

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