



Lanata Walk, Hayes, UB4 9PX

Charrison Davis are proud to offer for sale this immaculately presented and spacious semi det house overlooking a picturesque green. Accommodation comprises entrance porch opening into a bright and airy reception room decorated in neutral colours and enjoying the benefits of modern inset lighting. A magnificent refitted kitchen / dining with ample eye and base level units, tiled flooring and double glazed double doors opening onto rear garden. First floor provides 3 good size bedrooms and refitted luxury tiled family bathroom. Externally there are attractive and low maintenance lawned front and rear gardens with a pedestrian door into detached garage situated to the rear of the property with off street parking....VIEWING IS HIGHLY RECOMMENDED.

Located on the popular Glencoe Park development in Yeading within walking distance of local shops, public transport and the Willow Tree Marina. Both Greenford Broadway & Southall Broadway & Southall underground are within approx 1 mile as are Greenford High School, Cardinal Wiseman High School and both Ravenor Park & Visitation primary schools. Excellent road networks A40/ Western Avenue, Hayes By Pass & M4 are also close by

Asking Price £494,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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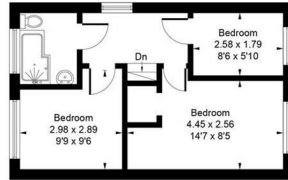


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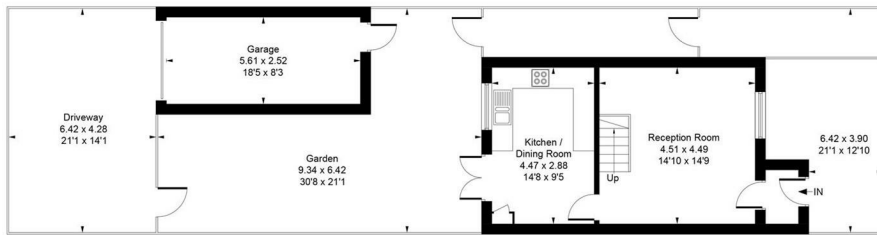


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Approximate Gross Internal Area = 70.77 sq m / 762 sq ft
 Garage = 14.40 sq m / 155 sq ft
 Total = 85.17 sq m / 917 sq ft



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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>90</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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