



Uxbridge Road, Hayes, UB4 0JQ

A very well presented & spacious semi det house offered for sale with no onward chain. With fantastic potential to extend to the rear, accommodation comprises entrance porch, hallway, living room / dining room, fitted kitchen, 3 good size bedrooms, fully tiled family bathroom & separate wc. Externally there's parking for several vehicles to the front, a lovely mature rear garden with 2 large patio areas ideal for entertaining, pretty detached summer house and garage via shared driveway...VIEWING IS HIGHLY RECOMMENDED.

Located within close proximity to local shops & bus route, both Southall Broadway, underground station (Elizabeth Line) and Hayes Town Centre, Hayes underground station (Elizabeth line) are within a mile. The popular Guru Nanak school is within walking distance and they're are excellent road networks with the nearby Hayes By Pass leading to both A40 / Western Ave and M4.

Offers In The Region Of £570,000

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190 Uxbridge Road, Hayes, UB4 0JQ



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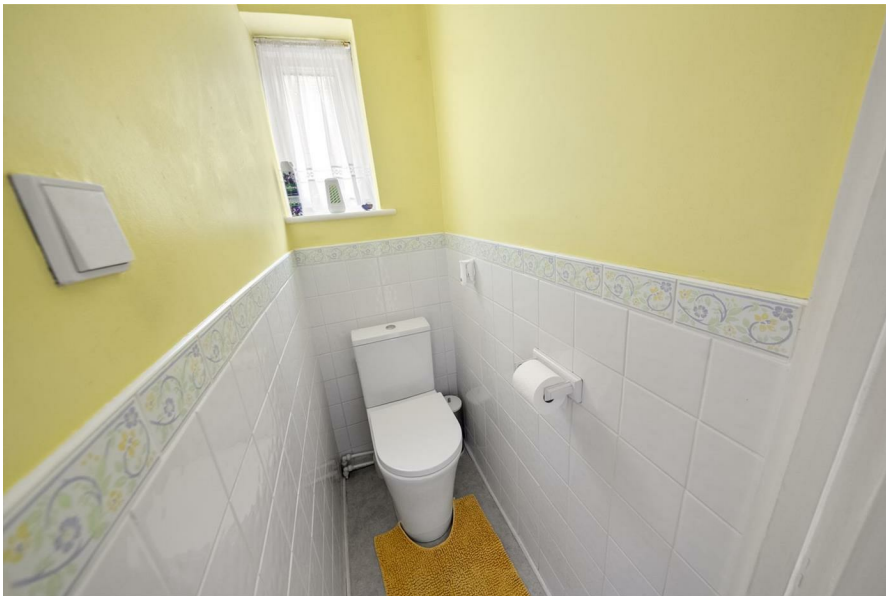
190 Uxbridge Road, Hayes, UB4 0JQ



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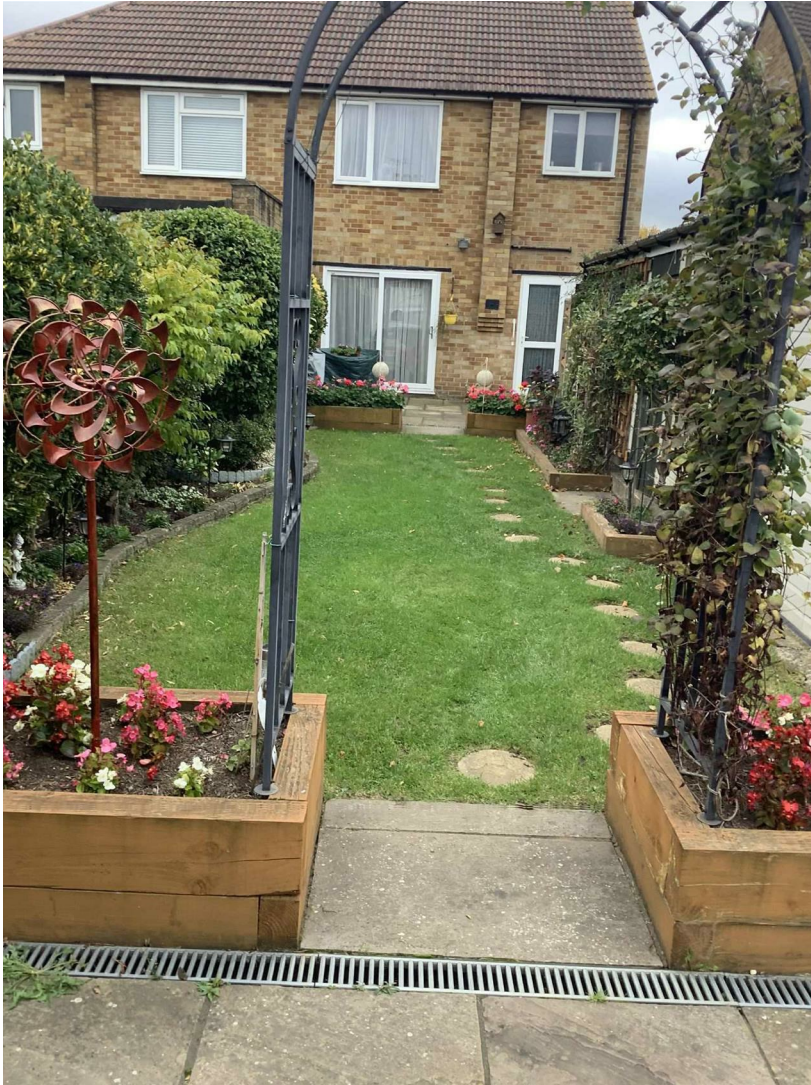
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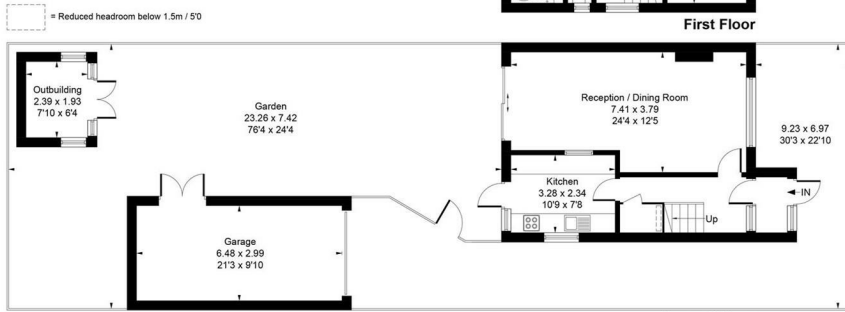
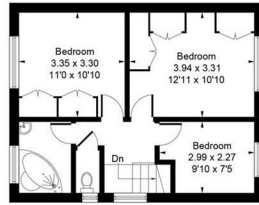


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Approximate Gross Internal Area = 88.01 sq m / 948 sq ft
 Garage = 20.07 sq m / 216 sq ft
 Outbuilding = 4.94 sq m / 53 sq ft
 Total = 113.02 sq m / 1217 sq ft



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) 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>68</p>	<p>77</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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