



## Nine Acres Close, Hayes, UB3 1SW

APPROVED PANNING FOR 3.5 METER REAR EXTENSION AND PART CONVERSION OF GARAGE TO HABITABLE USE.

A modern & well presented spacious house offered for sale with the benefit of no onward chain. Accommodation comprises entrance hall, ground floor wc, large reception room leading to kitchen / diner with direct access to rear garden. The first floor provides landing with fitted storage cupboard and access to loft, master bedroom with wardrobe and en suite shower room, 2 further good size bedrooms and family bathroom. Externally the property enjoys private enclosed rear garden and off street parking to the front. The property also has the benefit of a large double garage with power, lighting and additional parking to the front ( garage is held on 900 year lease)

Located on a modern and secluded development at the end of Bourne Ave in South Hayes with easy access to Heathrow Airport. Local shops and several bus routes are within walking distance as is Pinkwell Primary School. Hayes Town Centre, Hayes & Harlington ( Elizabeth Line) are approx 1 mile away..

**£489,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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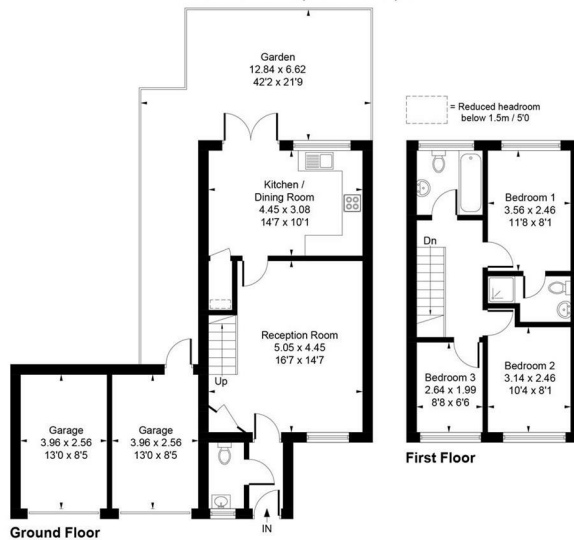
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Approximate Gross Internal Area = 80.98 sq m / 872 sq ft  
 Garages = 21.33 sq m / 230 sq ft  
 Total = 102.31 sq m / 1102 sq ft



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) <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>61</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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