



### Halsend, Hayes, UB3 3LB

AN EXTENDED 3/4 DOUBLE BEDROOM SEMI DETACHED HOUSE WITH SIDE SPACE (EXTENSION POTENTIAL STPP) AND A GATED OWN DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS PLUS A SOUTH FACING REAR GARDEN. THE PROPERTY IS LOCATED IN A POPULAR RESIDENTIAL AREA CLOSE TO HAYES TOWN (HAYES & HARLINGTON ELIZABETH LINE STATION) LOMBARDY RETAIL PARK SHOPPING AND THE POPULAR MINET INFANT SCHOOL & NURSERY.

The property has gas central heating and double glazed windows, an entrance hall, lounge, 2nd reception room / 4th bedroom, downstairs bathroom/toilet and a large kitchen/diner extension to the rear with skylight windows providing additional natural light. Upstairs has 3 double bedrooms and a toilet. Outside you have a south facing rear garden, side space and gated own drive parking for several cars.

**VIEWING HIGHLY RECOMMENDED!**

**Guide Price £539,950**

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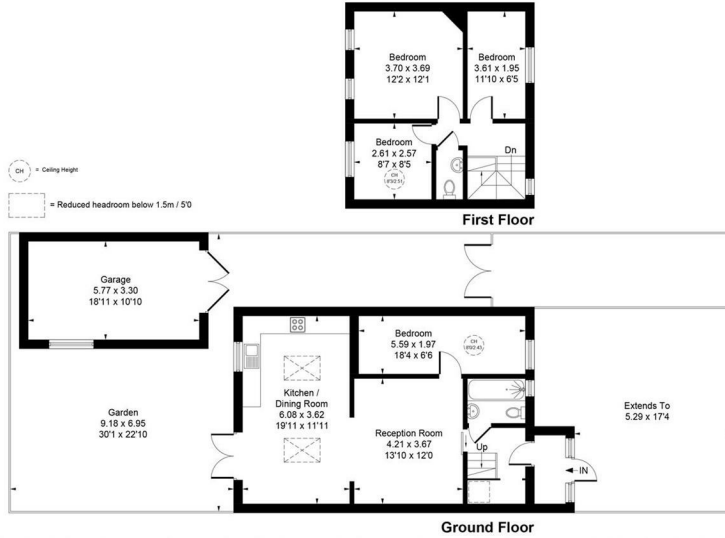


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Approximate Gross Internal Area = 99.66 sq m / 1073 sq ft  
Garage = 19.39 sq m / 209 sq ft  
Total = 119.05 sq m / 1282 sq ft



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>75</p>	<p>86</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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