



## Airdrie Close, Hayes, UB4 9SR

DO NOT MISS THIS!

AN ABSOLUTELY STUNNING 2 BEDROOM 'BOVIS BUILT' SEMI DETACHED HOUSE POSITIONED ON A CORNER PLOT WITHIN THIS MUCH SOUGHT AFTER DEVELOPMENT JUST A SHORT WALK TO TESCO SUPERSTORE, WILLOW TREE MARINA AND GRAND UNION CANAL.

This amazing property offers stylish and contemporary living space throughout and was re-furbished and decorated to a high specification by the present owners in 2018 to include new wood flooring, downlights, new combination boiler, new kitchen and bathroom, new internal doors and a re-landscaped garden. With leaded light styled double glazed windows and gas central heating the property has an enclosed porch, entrance hall, lounge and an attractive modern kitchen/dining room. Upstairs has 2 double bedrooms and a modern bathroom. Outside has a secluded and paved rear garden plus a generous sized side garden with an artificial lawn (SCOPE TO EXTEND-PREVIOUS PLANNING PERMISSION RECENTLY EXPIRED). A brick built detached garage has its own drive with additional off street parking to the front of the property. Airdrie Close is a wonderful residential cul-de-sac conveniently positioned for access to the Hayes-by-Pass connecting the A40 London, Northolt Central line station, Heathrow and Hayes and Harlington Elizabeth line station.

EARLY VIEWING HIGHLY RECOMMENDED!

**Asking Price £519,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

15 Airdrie Close, Hayes, UB4 9SR





15 Airdrie Close, Hayes, UB4 9SR



15 Airdrie Close, Hayes, UB4 9SR



15 Airdrie Close, Hayes, UB4 9SR



15 Airdrie Close, Hayes, UB4 9SR





15 Airdrie Close, Hayes, UB4 9SR



15 Airdrie Close, Hayes, UB4 9SR

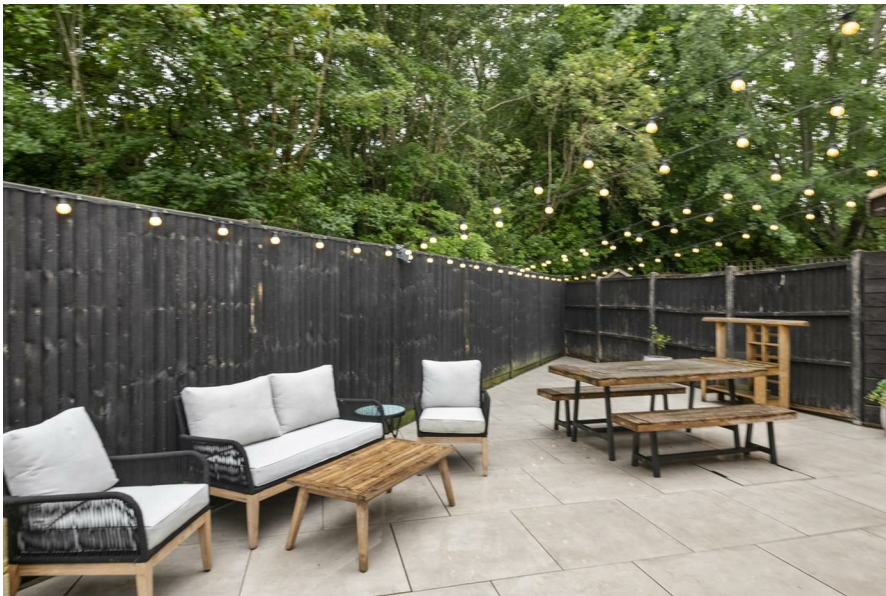




15 Airdrie Close, Hayes, UB4 9SR



15 Airdrie Close, Hayes, UB4 9SR





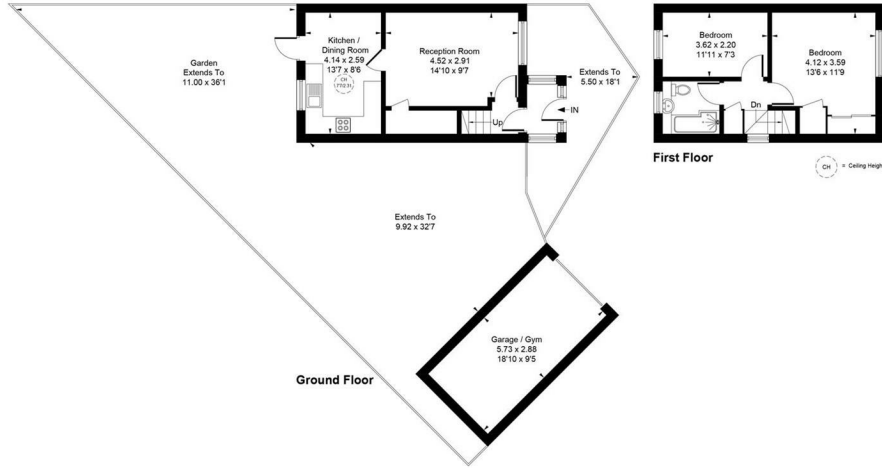
15 Airdrie Close, Hayes, UB4 9SR





## 15 Airdrie Close, Hayes, UB4 9SR


Approximate Gross Internal Area = 63.22 sq m / 680 sq ft  
Garage / Gym = 16.90 sq m / 182 sq ft  
Total = 80.12 sq m / 862 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.

© Vizion Property Marketing Produced for Charrison Davis

# 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>63</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

15 Airdrie Close, Hayes, UB4 9SR

