



## Westacott, Hayes, UB4 8AQ

THIS IS A MAGNIFICENT 3 / 4 BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE WITH PLANNING PERMISSION FOR AN EXTENDED PORCH AND A FULL LOFT CONVERSION TO INCLUDE A LARGE BEDROOM WITH EN-SUITE BATHROOM AND ALSO A SUBSTANTIAL DETACHED GARDEN ANNEX.

A SEPARATE PLANNING APPLICATION IS PENDING FOR A FURTHER 6M SINGLE STOREY EXTENSION.

This excellent property has gas central heating and double glazed windows with the accommodation currently providing a spacious entrance hall, large lounge / dining room and an extended fitted kitchen with underfloor heating. Upstairs has 3 spacious bedrooms, luxury bathroom and a bonus loft room / occasional bedroom with a built-in staircase.

Outside has a delightful rear garden with an artificial lawn and a feature 'Gazebo' area ideal for outside entertaining. To the front is a brick paved own drive with off street parking for 2 cars.

Westacott is one of North Hayes most desirable locations just off Park Lane short walking distance to the Uxbridge Road and a choice of favoured schools. Transport links are available for Uxbridge, Southall, Ealing, Heathrow and Hayes & Harlington Elizabeth line station (Paddington within 20 minutes).

**Asking Price £685,000**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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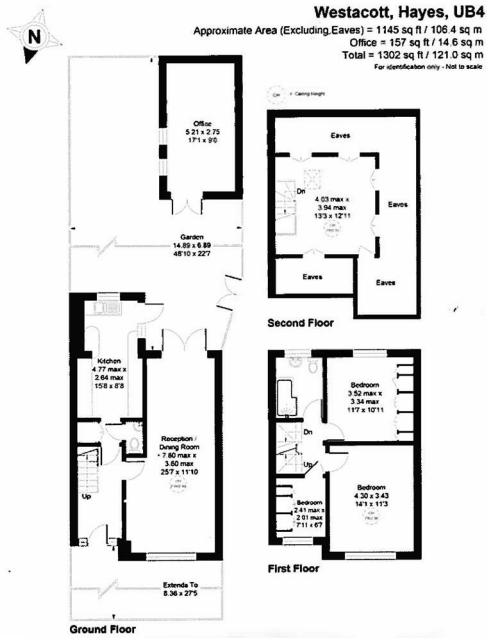





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## Energy Efficiency Rating

	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>67</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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