



Westacott, Hayes, UB4 8AQ

A RARE OPPORTUNITY TO ACQUIRE A MUCH SOUGHT AFTER 'CAVENDISH' BUILT, 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW IN THIS QUIET RESIDENTIAL CRESCENT OFF PARK LANE, NORTH HAYES.

WITH NO ONWARD CHAIN THIS WELL PRESENTED AND SPACIOUS BUNGALOW HAS SCOPE TO EXTEND TO THE REAR AND A SUBSTANTIAL REAR GARDEN WITH A PAVED PATIO, SHRUBS, FLOWERS AND A LARGE LAWNED AREA.

The property benefits from gas central heating (modern Worcester combination boiler) and leaded light double glazed windows. The accommodation has an entrance hall with doors to all rooms, spacious lounge, fitted kitchen/breakfast room, 2 large double bedrooms, modern shower room/separate toilet and loft space. Outside has a generous sized rear garden, shared driveway to potential garage space and its own drive to the front parking several cars.

Westacott is a quiet residential area located within a short walk to the Uxbridge Road with its many shopping facilities and transport links for Uxbridge, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line station).

Offers In The Region Of £525,000

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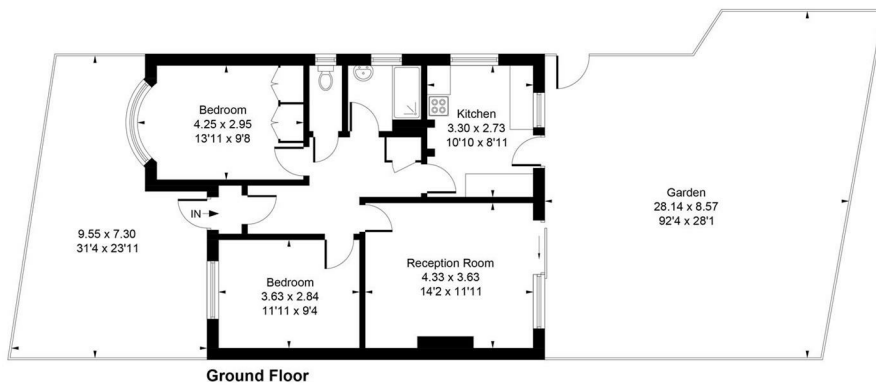
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Approximate Gross Internal Area
65.54 sq m / 705 sq ft



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>64</p>	<p>80</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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