



### Grange Road, Hayes, UB3 2RP

**NO UPPER CHAIN** for this delightful 3 bedroom end of terraced house situated within the much sought after Hayes Conservation Area near to the iconic 'Beck' theatre, Memorial Gardens, Hayes Cricket Club and Barra Hall Park.

This wonderful location is also convenient for the Uxbridge Road, Dr Triplett's Primary school and Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes).

The property has gas central heating and double glazed windows with the accommodation consisting of an entrance hall, 2 reception rooms and a kitchen. Upstairs has 3 bedrooms, a bathroom and loft space suitable for conversion stpp. Outside has a sizeable front and rear garden with gated vehicular rear access.

**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!**

**Offers In Excess Of £510,000**

**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)

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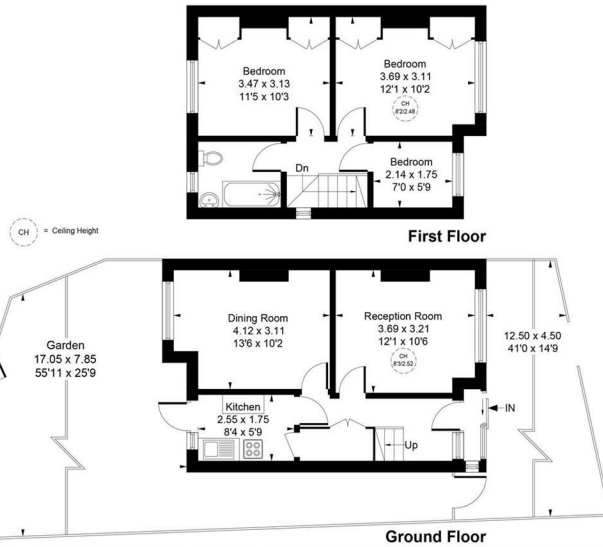
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Approximate Gross Internal Area  
74.8 sq m / 805 sq ft



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>63</p>	<p>89</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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