



## Paddington Close, Hayes, UB4 9QH

NO UPPER CHAIN FOR THIS TASTEFULLY REFURBISHED AND EXTENDED 3 DOUBLE BEDROOM / 2 BATHROOM MODERN STYLE SEMI DETACHED HOUSE., ORIGINALLY BUILT IN THE 1980'S BY NATIONAL BUILDERS 'BOVIS'. THE CURRENT OWNER HAS RECENTLY EXTENDED AND CAREFULLY RE-MODERNISED THIS SUPERB HOUSE TO PROVIDE A STYLISH HOME READY TO MOVE STRAIGHT IN.

With gas central heating and double glazing the property has an entrance hall, good size lounge, new kitchen, separate dining area, ground floor double bedroom extension plus new shower room/toilet.

Upstairs has 2 more double bedrooms and a new bathroom with a corner bath/plumbed shower and toilet.

Outside has a secluded rear garden with side access and off street parking to the front and side for 3/4 cars. Paddington Close is set within a much sought after residential development a few minutes walk to a Tesco Superstore, the picturesque Willow Tree Marina and Grand Union Canal. Transport links are on hand for Northolt Central line station, A40 London, Heathrow and the M4/M25. Hayes & Harlington Elizabeth line station is within approx 15 minutes drive.

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

**Offers In Excess Of £495,000**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

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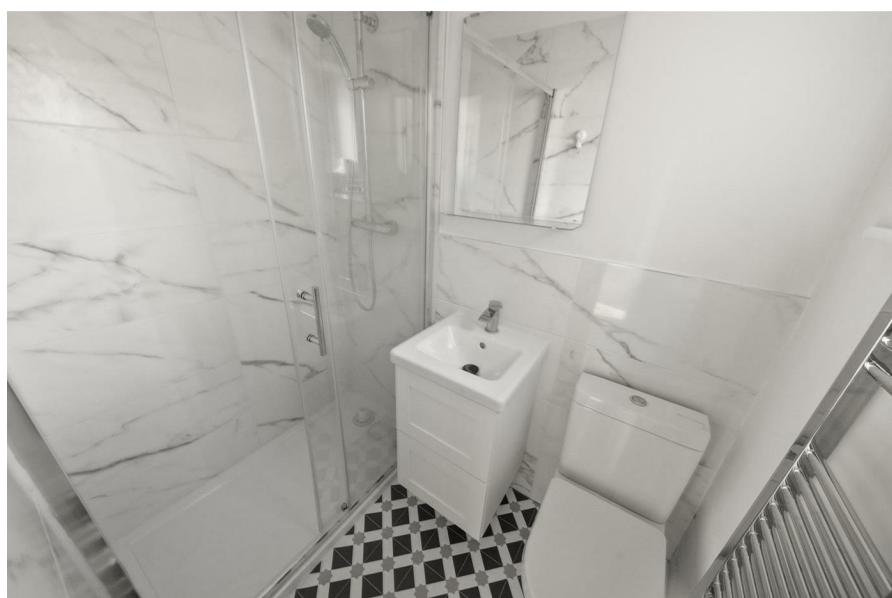
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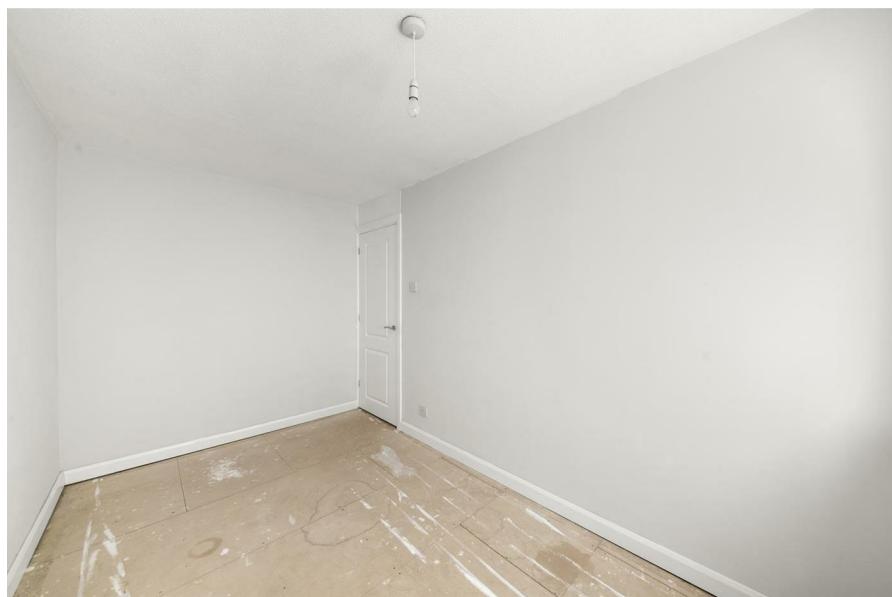
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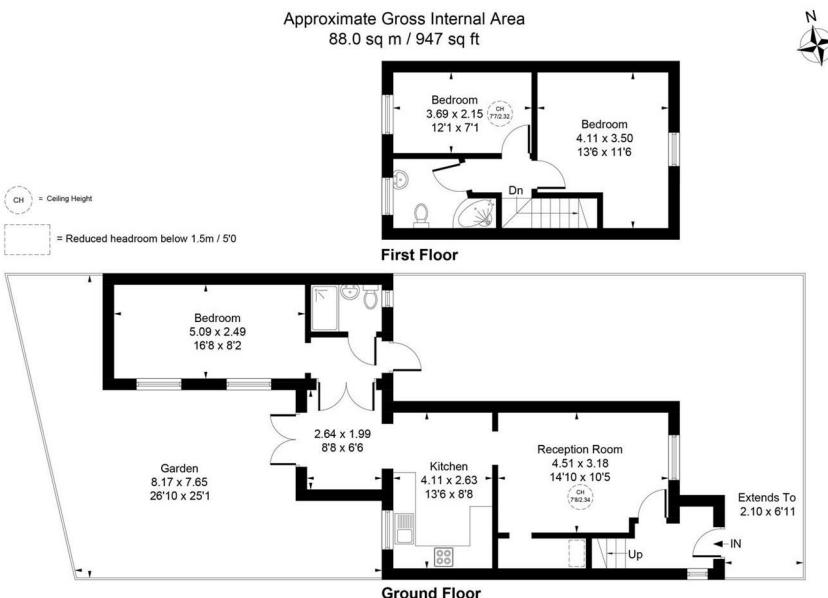
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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