



Burndell Way, Yeading, Hayes, UB4 9YF

A STUNNING AND BEAUTIFULLY PRESENTED 3 BEDROOM HOUSE PROVIDING EXCELLENT MODERN STYLE LIVING SPACE THROUGHOUT.

BUILT BY BARRATTS HOMES IN THE 1990'S THIS FABULOUS PROPERTY IS SET WITHIN A MUCH SOUGHT AFTER DEVELOPMENT NEAR TO TESCO SUPERSTORE, WILLOW TREE MARINA AND ACCESS TO THE A40 LONDON, GREENFORD, NORTHOLT CENTRAL LINE STATION AND THE HAYES-BY-PASS FOR HAYES TOWN ELIZABETH LINE STATION, HEATHROW AND THE M4 LONDON.

The current owners carefully maintained this property and added many extra features and benefits which need to be seen to be fully appreciated. You have an entrance hall, an impressive 30' x 15' 'open plan' lounge, kitchen and dining area. Upstairs has 3 bedrooms, all with fitted wardrobes (master bedroom has an en-suite shower room and toilet) separate modern family bathroom and loft storage space. Outside has a pretty rear garden with lawn sprinkler system, space to extend stpp. Parking is available via a detached garage with its own drive and the front garden could be converted to provide another space.

VIEWING IS HIGHLY RECOMMENDED AND THERE IS NO ONWARD CHAIN!

Guide Price £525,000

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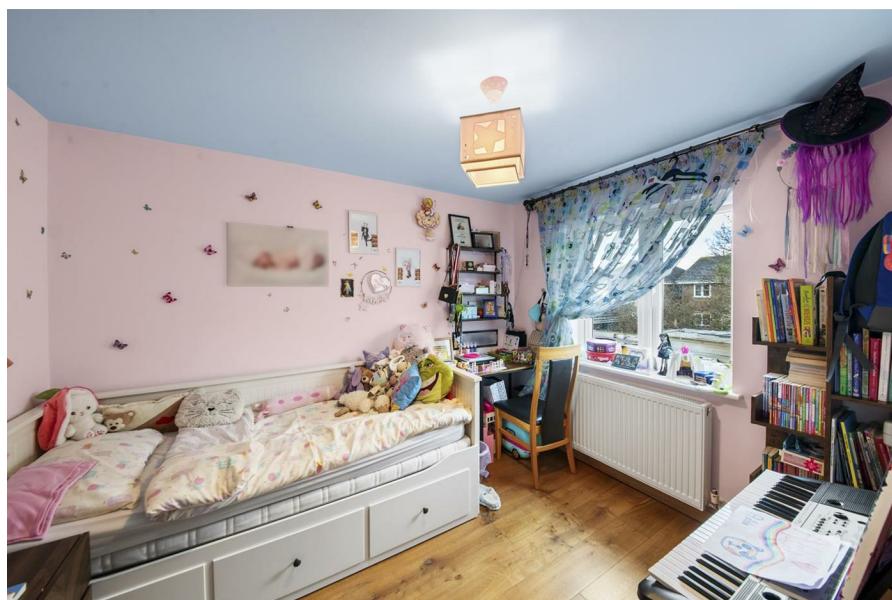
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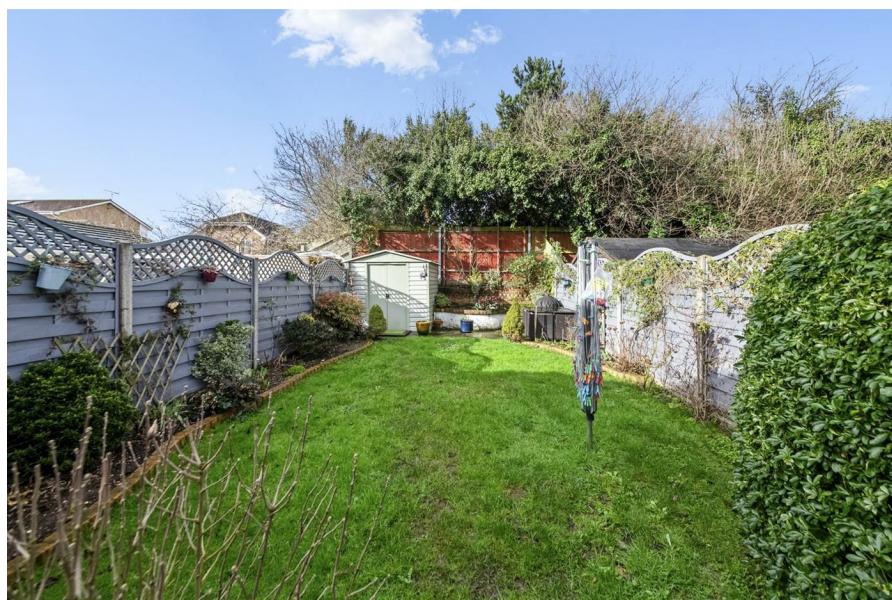
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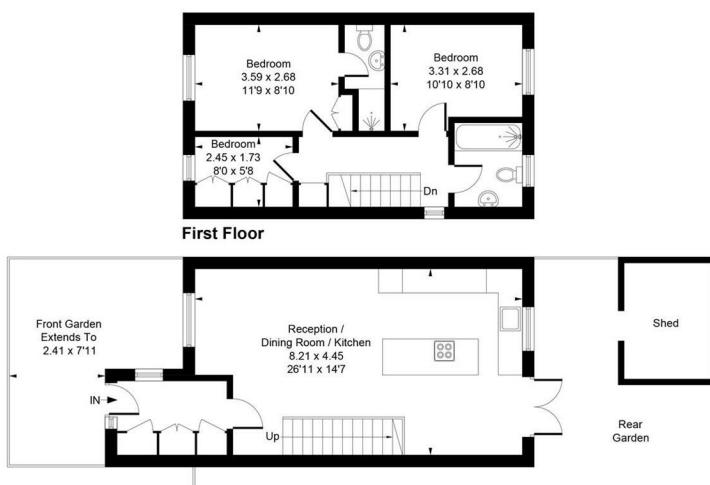
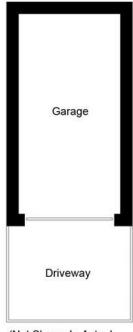


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Approximate Gross Internal Area = 79.51 sq m / 856 sq ft
 Garage = 12.70 sq m / 137 sq ft
 Shed = 4.20 sq m / 45 sq ft
 Total = 96.41 sq m / 1038 sq ft



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 purchaser.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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