



Lawrence Road, Hayes, UB4 8QA

CHARRISON DAVIS OFFER FOR SALE THIS OUTSTANDING 3 DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE AVAILABLE WITH NO UPPER CHAIN AND WITH ALL FURNITURE, FITTINGS AND APPLIANCES INCLUDED IN THE SALE.

The current owners have tastefully modernised and carefully maintained this excellent family home to a very high standard throughout. The current owners inform us that they have also updated the electrics and the plumbing. You also have cavity wall insulation, gas central heating ('Vaillant' combination boiler), double glazed windows, new internal doors and wood flooring. The accommodation provides an extended porch, entrance hall, lounge plus separate dining room area and a re-fitted kitchen (space for a full width rear extension stpp). Upstairs has 3 double bedrooms, re-fitted modern bathroom plus part boarded, insulated loft space with power points and suitable for conversion stpp. Outside has a wooden decked sun terrace, well tended lawn with a variety of shrubs and flowers plus a detached workshop/utility shed and garden toilet. To the front is your own drive parking 3 cars.

Lawrence Road is set within a popular residential area close to recreation grounds and convenient for both Oakwood and Swakeleys Schools. The owners also advise us that they are also within Bishopshault secondary school catchment. Transport links are on hand for Uxbridge and Hayes Town (Hayes & Harlington Elizabeth line station) the M4/A40 and Heathrow Airport.

Asking Price £549,950

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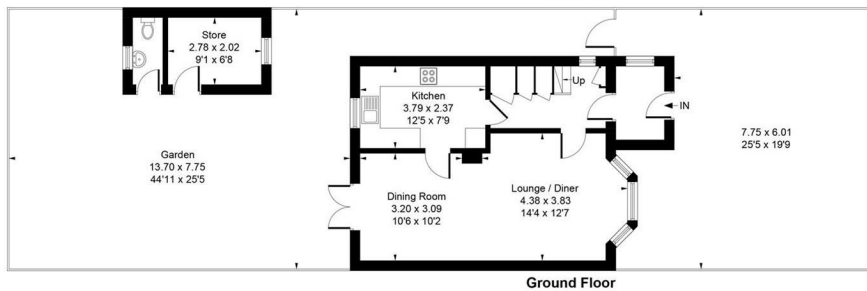
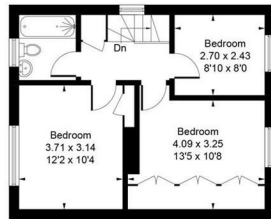
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Approximate Gross Internal Area = 90.79 sq m / 977 sq ft
 Outbuilding = 8.02 sq m / 87 sq ft
 Total = 98.81 sq m / 1064 sq ft



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	68	72
England & Wales	EU Directive 2002/91/EC	

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