



## Kilpatrick Way, Hayes, Middlesex, UB4 9SX

DO NOT MISS THIS!!!

NO UPPER CHAIN for this truly ELEGANT and IMPRESSIVE 3/4 bedroom 'Bovis' built, detached and extended family house situated in a unique and prestigious location near to Yeading Marina (grand union canal walkways) and Willow Tree Nature Park. This property is modernised and beautifully presented throughout with POTENTIAL TO INCREASE THE CURRENT INTERNAL LIVING SPACE OR EXTEND stpp.

With gas central heating and leaded light styled double glazed windows the property has an enclosed porch, entrance hall, downstairs toilet, fitted kitchen to include ALL integrated appliances, L shaped lounge/dining room (2 entrance doors) and a double glazed stylish conservatory. The attached garage (with hot and cold running water) has been extended to the rear to provide 2 rooms (1 study and 1 bonus room/occasional bedroom accessed directly from the main house, providing scope to convert into a self contained annex stpp. Upstairs has 3 good sized bedrooms (master bedroom with en-suite shower room/toilet) there is also loft space and a stunning bathroom. Outside has a charming rear garden with a decked patio area, well tended lawn, variety of plants & flowers plus a feature 'Summer' house.

This outstanding property is part of the last phase to be built within this modern style development, rarely accessed other than by the residence themselves, but still near to a Tesco superstore and the Hayes-by-Pass for M4 London, Heathrow, Northolt & Ealing.

EARLY VIEWING STRONGLY RECOMMENDED!

**Asking Price £625,000**

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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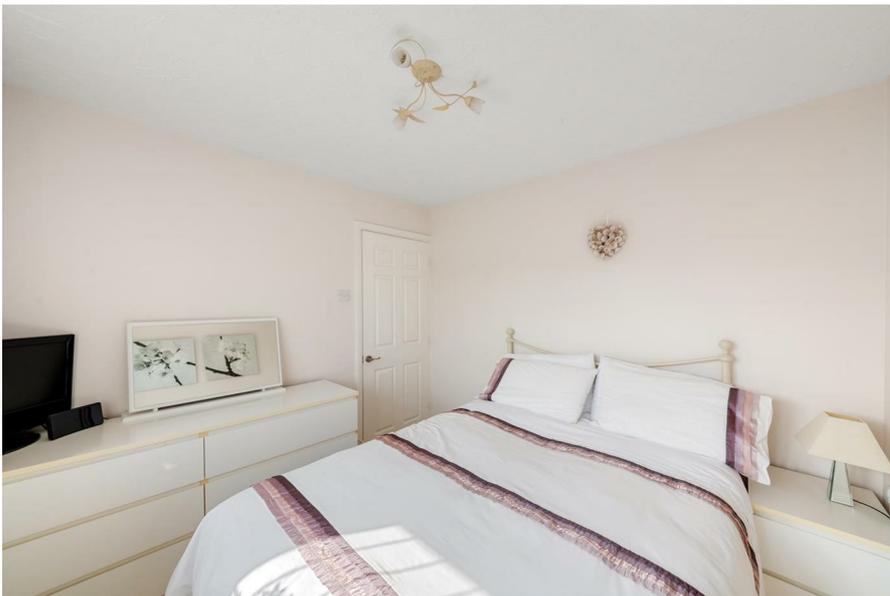
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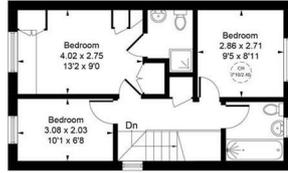


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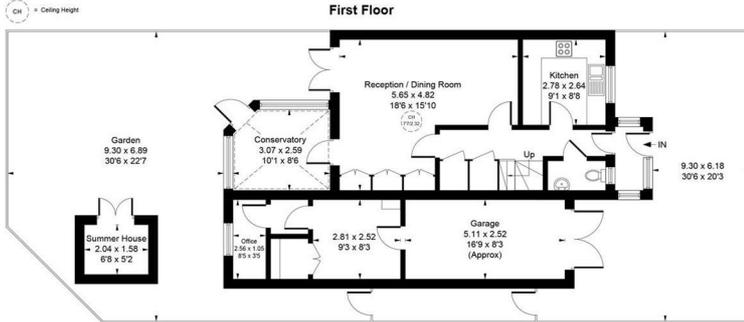


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Approximate Gross Internal Area = 94.04 sq m / 1012 sq ft  
 Garage & Office = 27.42 sq m / 295 sq ft  
 Summer House = 3.52 sq m / 38 sq ft  
 Total = 124.98 sq m / 1345 sq ft



First Floor



Ground Floor

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>65</p>	<p>83</p>

**England & Wales**

EU Directive  
2002/91/EC



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