



### **Portland Road, Hayes, Middlesex, UB4 8LG**

NO UPPER CHAIN FOR THIS SPACIOUS 3 BEDROOM TERRACED HOUSE AVAILABLE WITH IMMEDIATE VACANT POSSESSION, A 90' REAR GARDEN AND A 19' X 13' DETACHED GARAGE VIA REAR ACCESS. THERE IS GAS CENTRAL HEATING WITH THE ACCOMMODATION PROVIDING AN ENTRANCE HALL, KITCHEN AND A 28' LOUNGE INCLUDING A DINING AREA TO THE REAR.

UPSTAIRS HAS 3 GOOD SIZED BEDROOMS, LOFT SPACE SUITABLE FOR CONVERSION STPP AND A BATHROOM WITH SEPARATE TOILET.

Portland Road is set within a popular area of North Hayes close to Charville Academy School with excellent transport links for Uxbridge, Northolt Central Line station, A40 London, Heathrow and Hayes & Harlington Elizabeth line station.

**Asking Price £475,000**

**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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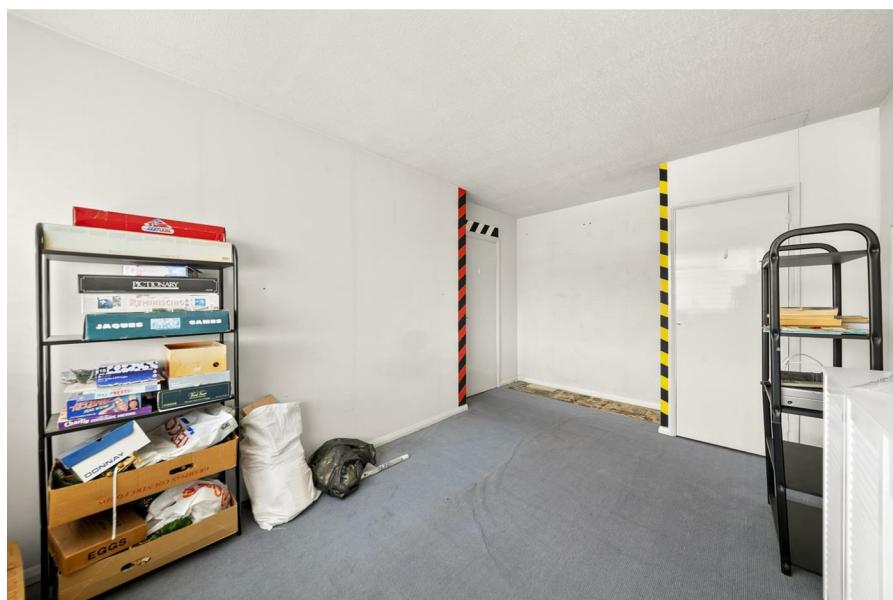
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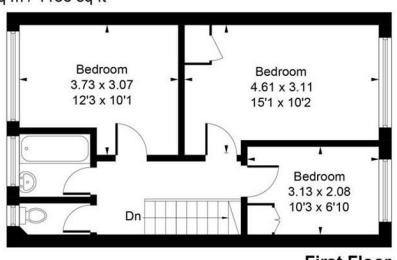


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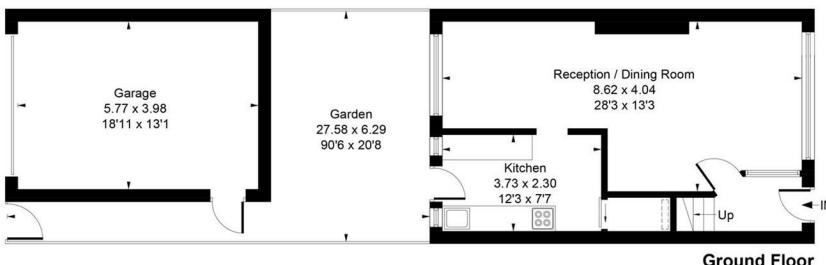


## 40 Portland Road, Hayes, Middlesex UB4 8LG

Approximate Gross Internal Area = 86.34 sq m / 930 sq ft  
 Garage = 23.51 sq m / 253 sq ft  
 Total = 109.85 sq m / 1183 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 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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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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