



Charville Lane, Hayes, UB4 8PG

DO NOT MISS THIS! – THREE DOUBLE BEDROOMS, PARKING FOR TWO CARS PLUS FIELD & MEADOW VIEWS!

CHARRISON DAVIS are delighted to offer for sale this spacious THREE DOUBLE BEDROOMED TERRACED HOUSE, offering an exciting opportunity for buyers to create their own family home. Representing an ideal purchase for FIRST-TIME BUYERS looking to get onto the property ladder or INVESTORS seeking an excellent rental opportunity, this property offers generous living space, off-street parking for TWO CARS and wonderful front aspect views across open fields and meadows.

You have gas central heating and double glazing, with accommodation comprising an entrance hall, a good-sized lounge + dining room area, spacious fitted kitchen and the added convenience of a downstairs cloakroom/WC. Upstairs, there are THREE DOUBLE BEDROOMS and a family bathroom + loft space suitable for conversion stpp.

Outside, the lawned rear garden extends to approximately 60' feet, with a covered patio area providing excellent outdoor space for families, entertaining or simply relaxing, with the added benefit of a side access gate. The first-floor views across surrounding fields and meadows are a particularly attractive feature, giving the property a pleasant sense of openness.

Ideally situated within a short walk of Charville Primary School and the Uxbridge Road, the property is conveniently positioned for a wide range of local shopping facilities and transport links. Uxbridge town centre, the A40 for London, Hayes & Harlington Elizabeth line station and Heathrow Airport are all accessible, making this a practical choice for commuters and families alike.

VIEWING HIGHLY RECOMMENDED!

Asking Price £475,000

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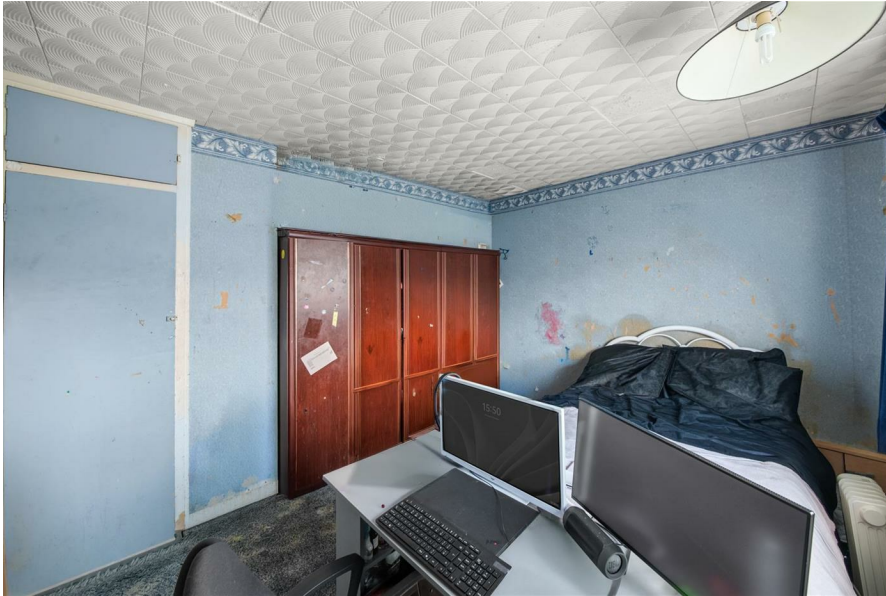
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Approximate Gross Internal Area
89.33 sq m / 962 sq ft



First Floor

Reduced headroom below 1.5m / 5'0"



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
<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>	71	76
England & Wales	EU Directive 2002/91/EC	

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