



Berwick Avenue, Hayes, UB4 0NH

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE WITH NO ONWARD CHAIN THIS LARGER THAN EXPECTED 3 BEDROOM EXTENDED END OF TERRACED FAMILY HOUSE BENEFITTING FROM 2 SHOWER ROOMS AND TOILETS, 100' REAR GARDEN AND REAR ACCESS TO A FANTASTIC GATED AREA PARKING SEVERAL CARS + A DETACHED GARAGE AS WELL AS AN OWN DRIVE TO THE FRONT PARKING 2 MORE CARS.

BRIGHT, SPACIOUS AND MODERN ACCOMMODATION COMPRISES OF AN EXTENDED PORCH, ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, UTILITY ROOM/SHOWER ROOM AND TOILET AND A MODERN FITTED KITCHEN EXTENSION. UPSTAIRS HAS LOFT SPACE SUITABLE FOR CONVERSION STPP, 3 BEDROOMS AND A SHOWER ROOM/TOILET.

Berwick Avenue is set within a much sought after residential area with easy access to Southall Broadway and Hayes Town (both have Elizabeth line stations with Paddington within 20 minutes).

The Hayes-by-Pass for Heathrow and both the M4 and A40 London are close by.

EARLY VIEWING STRONGLY RECOMMENDED!

Asking Price £549,950

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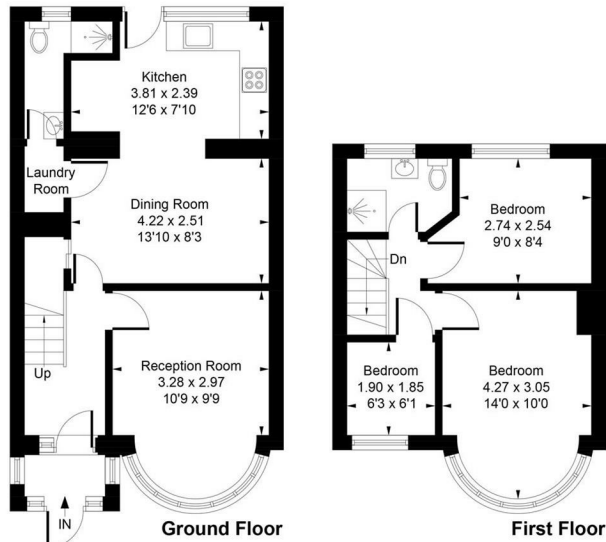
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Approximate Gross Internal Area
72.74 sq m / 783 sq ft



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>	65	75
England & Wales	EU Directive 2002/91/EC	

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