



## Lime Grove, Hayes, UB3 1JJ

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS MORE SPACIOUS THAN EXPECTED 2/3 BEDROOM EXTENDED HOUSE OFFERING FANTASTIC POTENTIAL AND BENEFITTING FROM A LARGE SOUTH FACING REAR GARDEN PLUS AN ENORMOUS DETACHED WORKSHOP / GARDEN ANNEX.

This property is available with NO ONWARD CHAIN and benefits from gas central heating and double glazed windows, large L shaped lounge / dining room, downstairs toilet, modern fitted kitchen and a conservatory. Upstairs has 2 good sized double bedrooms, shower room/toilet and a separate room which could be converted as a childrens bedroom, walk-in wardrobe, study or even an en-suite bathroom, you also have built-in stairs to 22' of bonus loft room space. Outside has south facing rear garden with a paved patio, well tended lawn and full length foot path to a 23' x 14' detached workshop / garden annex. To the front is your own drive for 2/3 cars.

Lime Grove is a popular residential road conveniently situated for a choice of schools, access to the Uxbridge Road, Hayes Town (Elizabeth line station), Uxbridge and Heathrow.

**Guide Price £475,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

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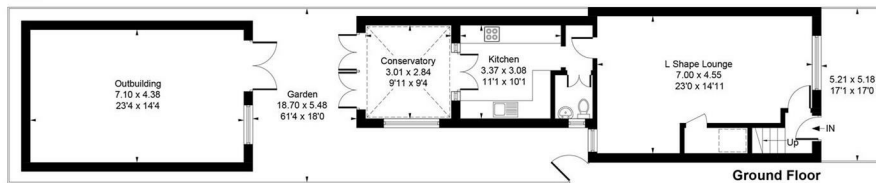
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Approximate Gross Internal Area = 128.00 sq m / 1378 sq ft  
Outbuilding = 31.58 sq m / 340 sq ft  
Total = 159.58 sq m / 1718 sq ft



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                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <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><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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