



Jollys Lane, Hayes, Middlesex, UB4 9NS

CHARRION DAVIS OFFER FOR SALE THIS VERY WELL PRESENTED AND MODERN STYLE 3 DOUBLE BEDROOM (MASTER BEDROOM WITH EN-SUITE SHOWER/TOILET) END OF TERRACED HOUSE. THIS EXCELLENT PROPERTY IS LOCATED WITHIN A MUCH SOUGHT AFTER DEVELOPMENT CLOSE TO THE PICTURESQUE WILLOW TREE MARINA, TESCO SUPERSTORE AND ACCESS ONTO THE A312 LINKING THE A40 LONDON, HEATHROW, HAYES & HARLINGTON ELIZABETH LINE STATION (PADDINGTON WITHIN 17 MINUTES) AND THE M4 LONDON.

Available with no upper chain and with gas central heating and double glazed windows this delightful property has an entrance hall, lounge and modern fitted kitchen/diner to the rear. Upstairs has 2 double bedrooms (master bedroom with en-suite shower room/toilet) plus a modern family bathroom. The loft has been converted into a 3rd double bedroom with a built-in staircase. Outside has a good sized rare garden with a large shed. You also have an allocated parking space plus visitors space.

THIS PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT!

Asking Price £479,950

Tel: 020 8573 9922 Fax: 020 8569 3495

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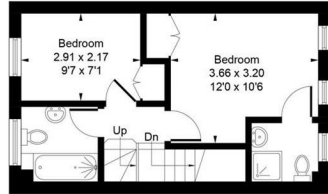
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Approximate Gross Internal Area (Excluding Eaves)

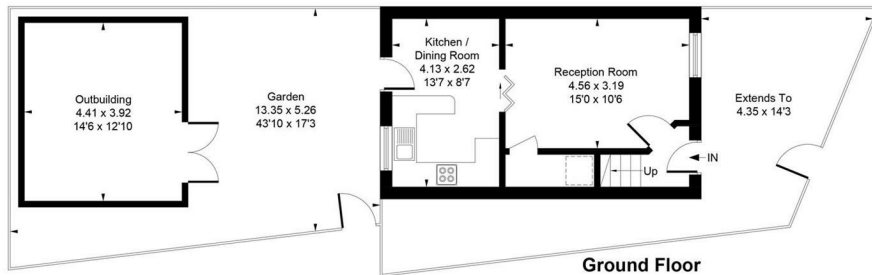
75.80 sq m / 816 sq ft

Outbuilding = 17.16 sq m / 185 sq ft

Total = 92.96 sq m / 1001 sq ft



= Reduced headroom
below 1.5m / 5'0"



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>	67	86
England & Wales	EU Directive 2002/91/EC	

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