



Westlake Close, Hayes, UB4 9RT

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS FREEHOLD 'BOVIS' BUILT ONE-BEDROOM HOUSE, BENEFITING FROM OFF-STREET PARKING FOR 3/4 CARS.

Ideally situated within the highly popular Glencoe development, this attractive freehold house represents an excellent opportunity for first-time buyers, downsizers or investors.

The property is conveniently located close to Tesco Superstore and the picturesque Willow Tree Marina, while offering excellent road and rail connections.

The property provides well-presented accommodation arranged over two floors, benefiting from gas central heating and double glazing. The ground floor comprises an enclosed double-glazed porch, entrance hall, fitted kitchen and a spacious lounge/diner.

Upstairs features a good-sized double bedroom and a modern bathroom.

Externally, the rear garden is designed for easy maintenance, while the front provides the particularly valuable benefit of off-street parking for approximately 3/4 cars.

The location is ideal for commuters, with easy access to the A312 Hayes-by-pass, providing convenient routes towards London, Northolt and the A40. Hayes & Harlington Elizabeth Line station, Northolt Central Line station, Heathrow Airport and the M4 are also within easy reach.

An excellent freehold first-time purchase or rental investment with generous parking – early viewing is highly recommended!

Asking Price £309,950

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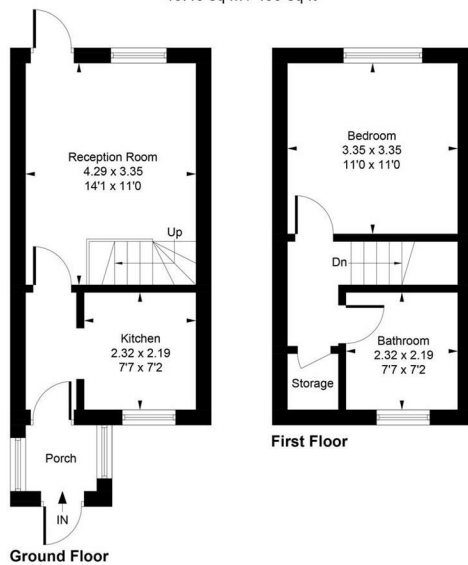
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Approximate Gross Internal Area
46.40 sq m / 499 sq ft



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>	74	91
England & Wales	EU Directive 2002/91/EC	

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