



### **Barnhill Road, Hayes, Middlesex, UB4 9AP**

THIS IS A 3 BEDROOM SEMI DETACHED HOUSE WITH A DETACHED GARAGE AND OWN DRIVEWAY PARKING, PROVIDING MUCH SCOPE TO EXTEND STPP. Located in a popular residential area walking distance to nearby recreation grounds, a choice of schools and access to the transport links and shopping facilities on Yeading Lane. The property has gas central heating and double glazing with the accommodation providing an entrance hall, kitchen + utility/storage room, lounge/dining room (originally 2 separate rooms which could easily be re-instated). Upstairs has 3 good sized bedrooms, shower room with separate toilet and loft space suitable for conversion stpp. Outside has a triangular shaped and lawned rear garden with space to extend stpp. You also have a detached garage with own driveway and a large front garden suitable to create additional parking stpp.

**Asking Price £539,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

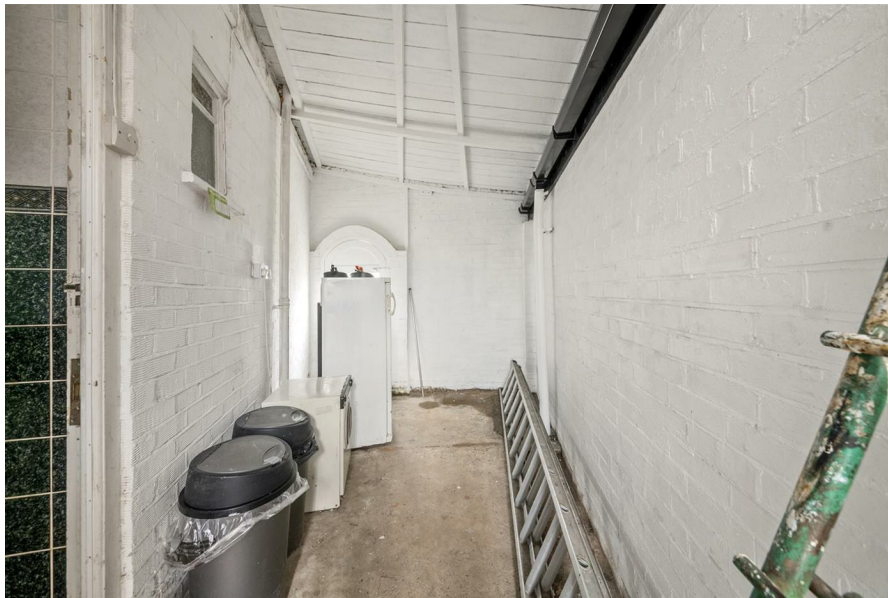
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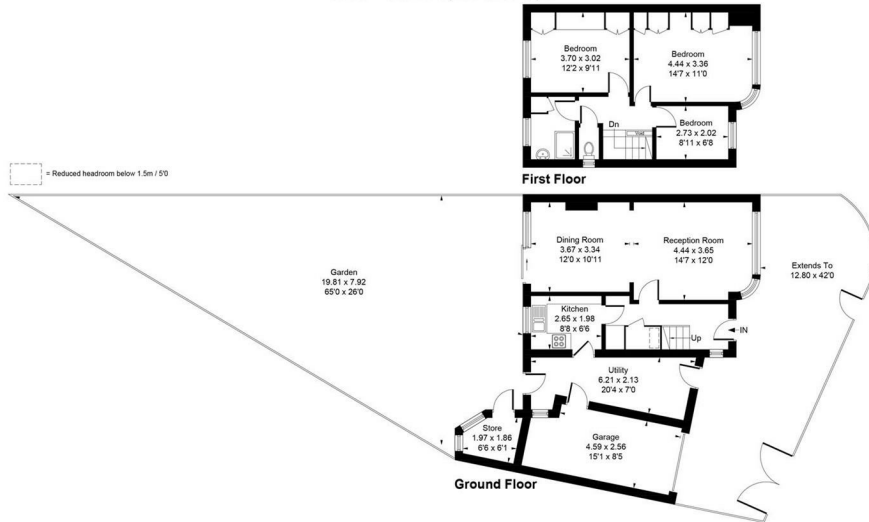
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Approximate Gross Internal Area (Including Garage & Excluding Void)

116.41 sq m / 1253 sq ft

Store = 3.10 sq m / 33 sq ft

Total = 119.51 sq m / 1286 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>64</p>                          | <p>73</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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