



Lynton Walk, Hayes, UB4 8LW

DO NOT MISS THIS! CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS AND VERY WELL-PRESENTED 3 BEDROOM TERRACED FAMILY HOME, IDEALLY POSITIONED OPPOSITE A RECREATION GREEN AND CHILDREN'S PLAYGROUND!

Perfectly suited to families, first-time buyers and investors, this attractive property is located in a popular residential area with a choice of local schools within easy walking distance. Excellent transport links are also close by, providing easy access to the A40, Northolt Central Line Station, A312, Heathrow Airport, Hayes & Harlington Elizabeth Line Station and the M4 London.

The well-planned accommodation comprises an entrance hall, a cosy and beautifully presented lounge, separate dining area and a modern fitted kitchen with doors leading into a useful covered lean-to/conservatory-style area – an ideal space for entertaining or relaxing.

Outside, the paved rear garden provides a low-maintenance outdoor space and benefits from secure gated rear access, allowing for off-street parking – a major bonus for this type of property.

Upstairs, there are three spacious bedrooms and a modern family bathroom.

NO ONWARD CHAIN and IMMEDIATE VACANT POSSESSION.

A superb opportunity to secure a family home in a popular and convenient location.

VIEWING IS HIGHLY RECOMMENDED!

Asking Price £500,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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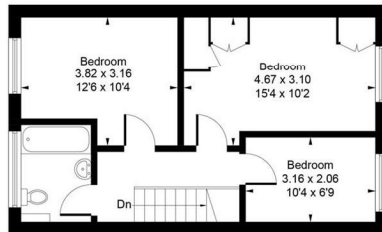
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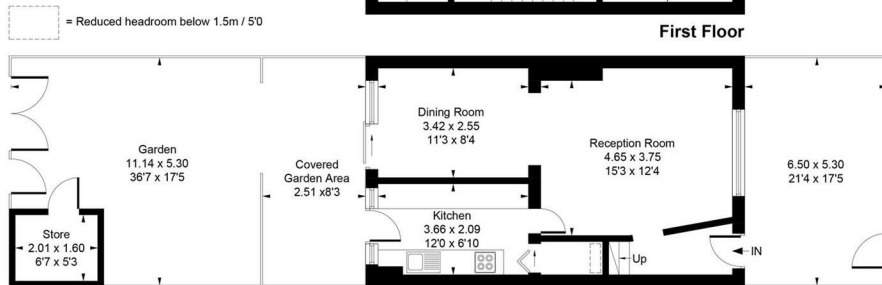
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Approximate Gross Internal Area = 86.56 sq m / 932 sq ft
Store = 3.20 sq m / 34 sq ft
Total = 89.76 sq m / 966 sq ft



First Floor



Ground Floor

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>	76	80
England & Wales	EU Directive 2002/91/EC	

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