



## Charville Lane, Hayes, Middlesex, UB4 8PB

THIS IS SPECTACULAR! DO NOT MISS IT!

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS ABSOLUTELY OUTSTANDING 4 DOUBLE BEDROOM DETACHED BUNGALOW HAVING BEEN EXTENDED AND RE-DEVELOPED BY THE CURRENT OWNER TO A VERY HIGH SPECIFICATION TO PROVIDE LUXURIOUS AND CONTEMPORARY LIVING SPACE THROUGHOUT.

Electric gates open into huge frontage providing parking for multiple cars plus gated side space through to 130' approx rear garden overlooking pastures and meadows.

This stunning property boasts an abundance of stunning features and the living space with air con, gas central, heating, double glazing and down lighting, provides 4 double bedrooms (master bedroom with en-suite), luxury family bathroom with under floor heating, lounge/family room, luxury kitchen/dining room and carpeted loft space with skylight windows (currently divided into 2 rooms and ideal for full conversion stpp). Outside has substantial front & rear gardens with a detached garden annex (laundry room, gym, shower room/toilet).

Positioned close to farmland yet located just off the Uxbridge Road (between Uxbridge and Hayes) convenient for favoured schools, local shops, Yeading Brook Meadows, 10 Acre Wood, Gutteridge Wood (London Wildlife Trust) and Equestrian Centre.

WE STRONGLY ADVISE YOUR EARLIEST VIEWING TO TRULY APPRECIATE THIS UNIQUE FAMILY RESIDENCE AND THE CARE AND EXPENSE THAT HAS GONE INTO THIS AMAZING PROPERTY.

**Asking Price £975,000**

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)

159 Charville Lane, Hayes, Middlesex UB4 8PB

Lounge / Family Room



159 Charville Lane, Hayes, Middlesex UB4 8PB

Kitchen / Dining Room



159 Charville Lane, Hayes, Middlesex UB4 8PB



Master Bedroom



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En-Suite Shower Room / Toilet



159 Charville Lane, Hayes, Middlesex UB4 8PB

Bedroom



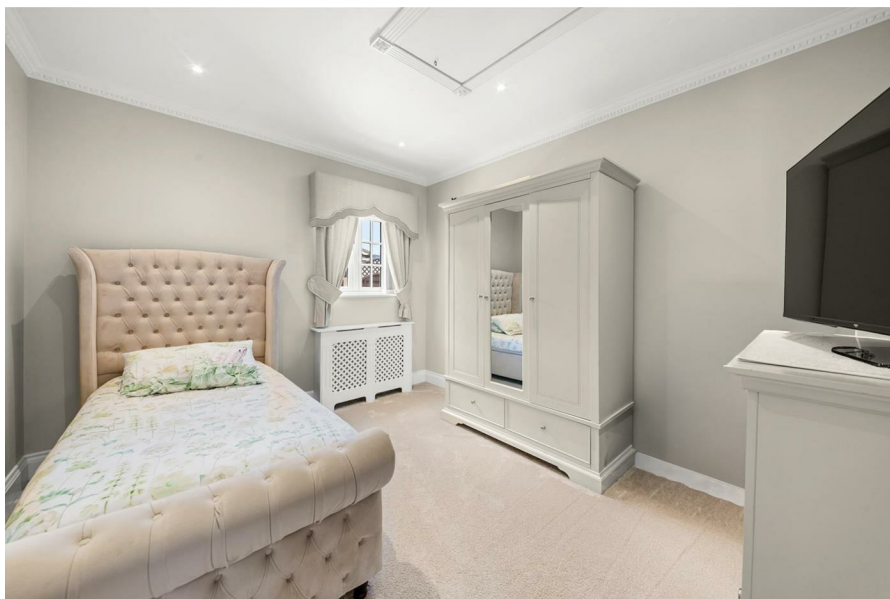
159 Charville Lane, Hayes, Middlesex UB4 8PB

Bedroom

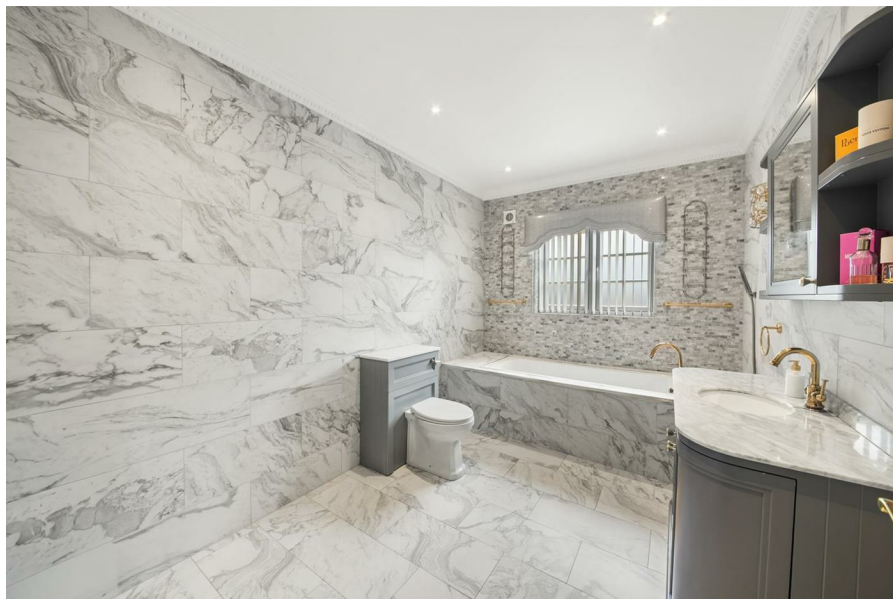


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Bedroom



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Loft



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Gym



Laundry Room



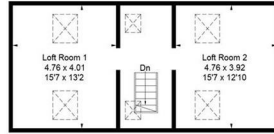
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Shower Room / Toilet



## 159 Charville Lane, Hayes, Middlesex UB4 8PB

Approximate Gross Internal Area = 143.99 sq m / 1550 sq ft  
 Loft = 48.45 sq m / 522 sq ft  
 Outbuilding = 32.62 sq m / 351 sq ft  
 Total = 225.06 sq m / 2423 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>79</p>	<p>87</p>

**England & Wales**

EU Directive  
2002/91/EC



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