



### **Elers Road, Hayes, UB3 1NY**

A very well presented and extended semi det house offered for sale with no onward chain. Offered for sale in excellent condition throughout. Accommodation comprises entrance hall, 2 interconnecting reception rooms, extended kitchen / diner, 3 good size bedrooms and re fitted family bathroom. Externally there's potential for off street parking to the front, gated shared driveway leading to brick built garage and lovely good size rear garden...VIEWING IS HIGHLY ADVISED.

Located on a quiet and popular cul de sac leading to the ever popular Pinkwell Park. Local shops and public transport are situated within walking distance as is Pinkwell Primary School. Hayes and Harlington station (Elizabeth Line) is with 0.5 miles as is Heathrow Airport

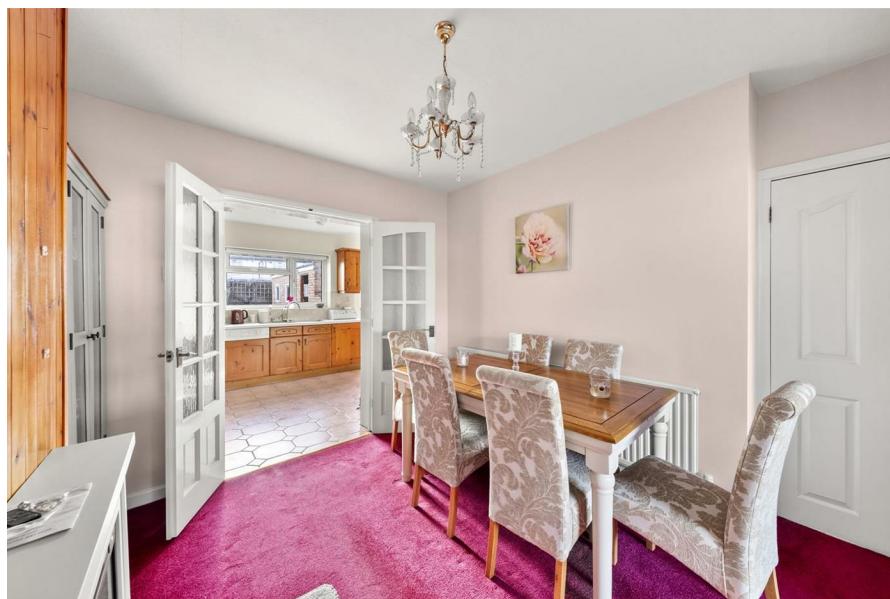
**£589,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

**19 Elers Road, Hayes, UB3 1NY**



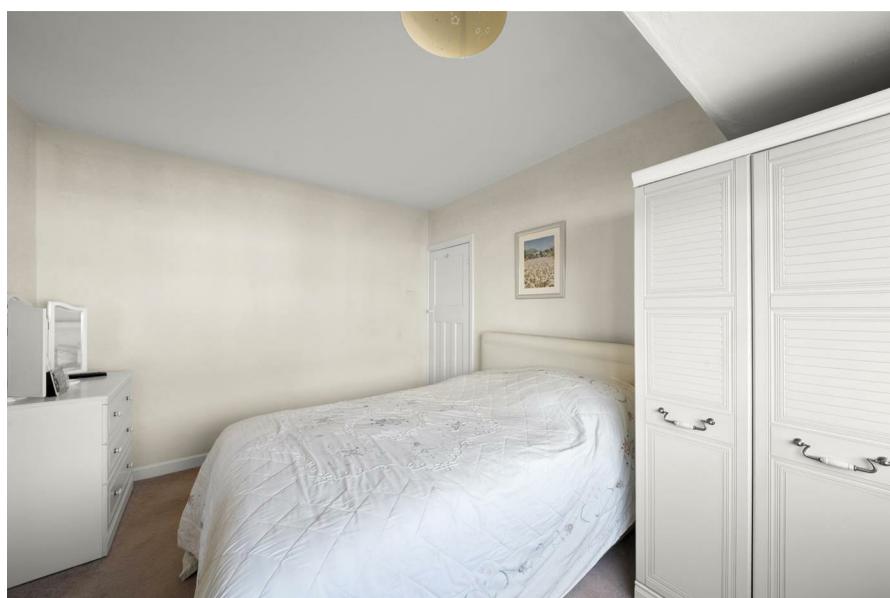
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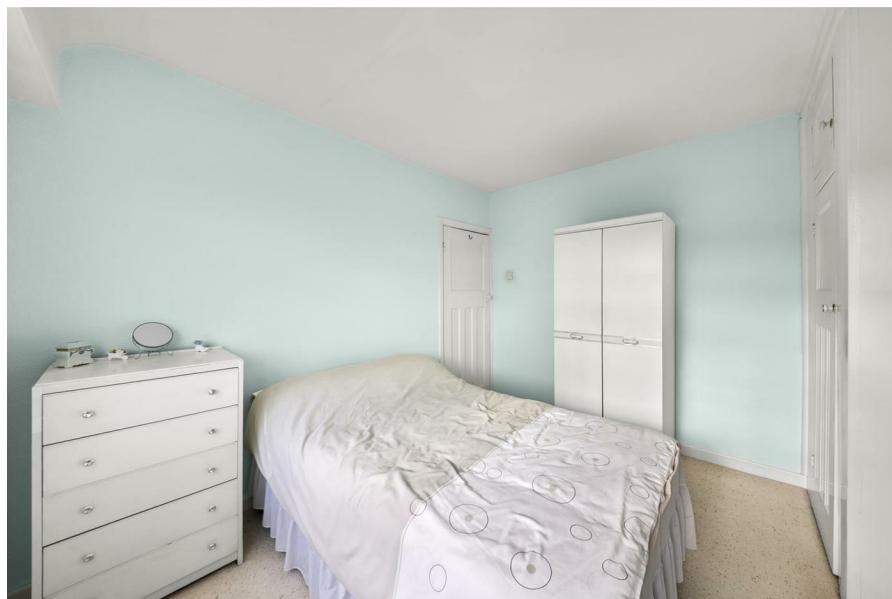
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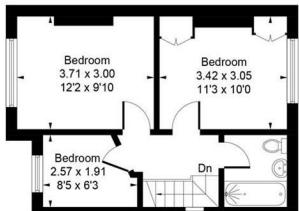


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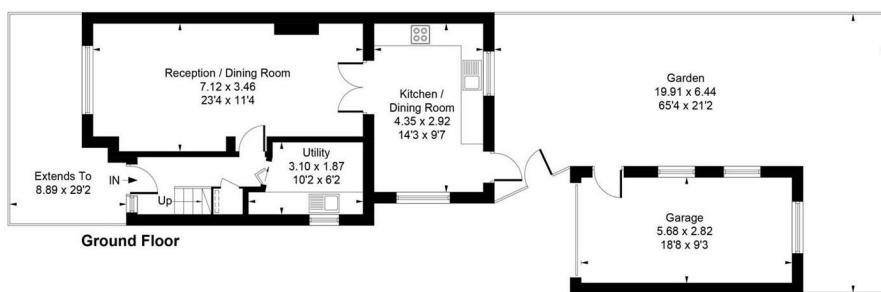
## 19 Elers Road, Hayes, UB3 1NY

Approximate Gross Internal Area = 86.52 sq m / 931 sq ft  
 Garage = 16.67 sq m / 180 sq ft  
 Total = 103.19 sq m / 1111 sq ft



First Floor

[ ] = Reduced headroom below 1.5m / 50



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 purchaser.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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