



**Dunbar Close, Hayes, UB4 0DF**  
**Guide Price £510,000**

**DBK**  
ESTATE AGENTS



## Dunbar Close, Hayes, UB4 0DF Guide Price £510,000

A superb illustration of an extended semi-detached four bedroom family home set within this desirable cul-de-sac location moments away from Uxbridge Road offering an ample array of amenities.

An elegant and vastly extended semi-detached family home set in this residential cul-de-sac and offered in immaculate condition.

The house is presented over two floors and comprises of four bedrooms, a spacious front reception room and an additional reception room open plan to modern fitted kitchen/diner. Supplementary to this is a chic family bathroom/ WC located on the first floor, a downstairs shower room/ WC and utility room. This property further benefits from a reasonably large rear garden along with gated side access, private driveway offering off-street parking, gas central heating, double glazed windows and solar panels installed discreetly.

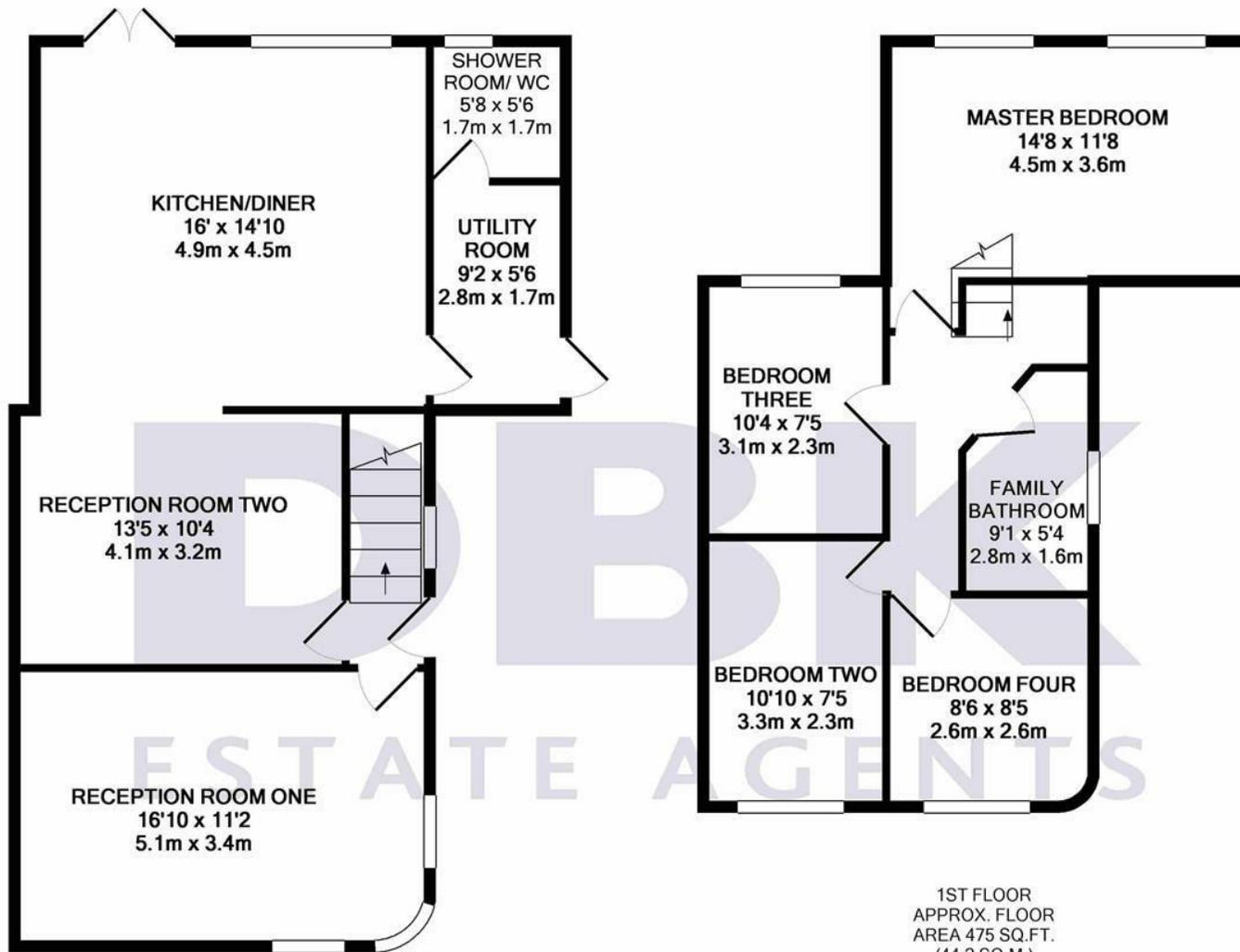
Perfect for growing families!

Set in a sought after location, this property is sited moments away from excellent nearby transport links such as Hayes & Harlington Over Ground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The Uxbridge Road can be found within a short walk offering an ample array of local amenities as well Lombardy Retail Park. Reputable schools such as Yeading Infant & Nursery School, De Salis Studio College & Guru Nanak Sikh Academy can be found nearby.

## Key Features

- Beautifully Presented Throughout
- Extended Semi-Detached Property
  - Four Bedrooms
  - Two Reception Rooms
- Open Plan Extended Kitchen/ Diner
- Family Bathroom/ WC + Downstairs Shower/ WC
  - Utility Room, Solar Panels
- Rear Garden with Gated Side Access
- Front Garden for Off Street Parking
  - Quiet Cul-de-Sac Location

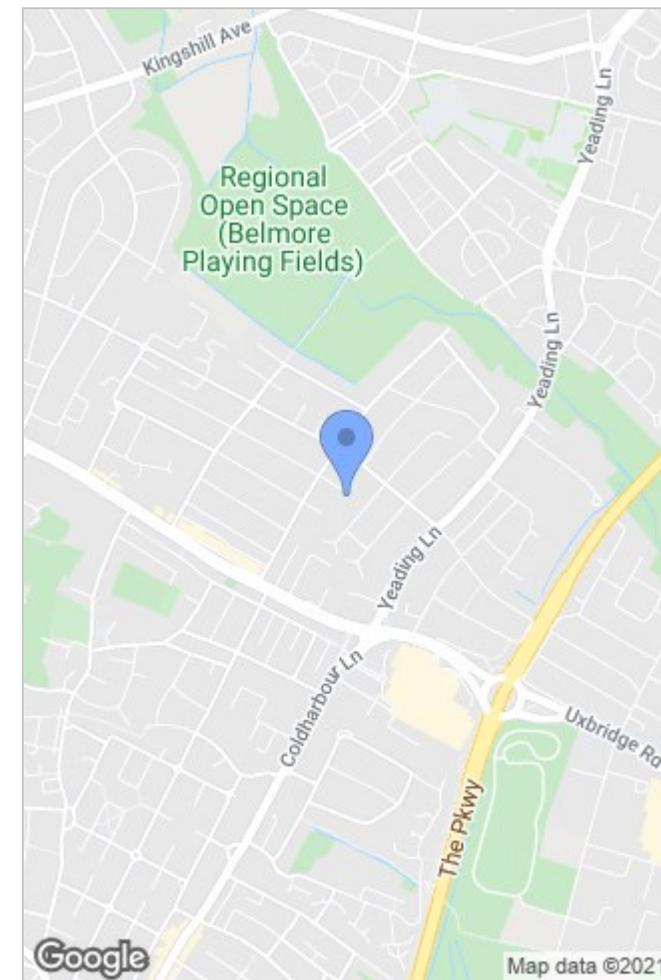




GROUND FLOOR  
APPROX. FLOOR  
AREA 681 SQ.FT.  
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	