



## Crowland Avenue | Hayes | UB3 4JW

£550,000

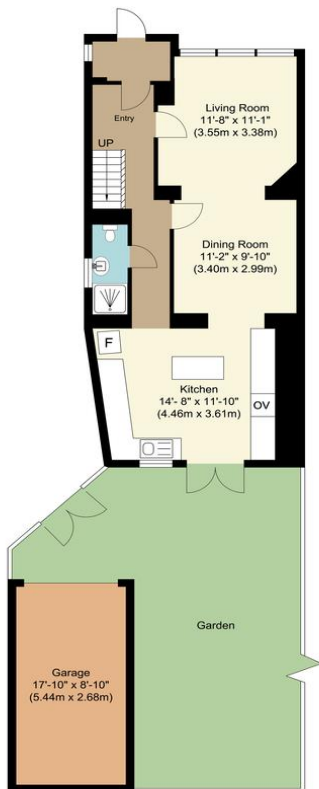
A freehold semi-detached three bedroom property ideally located in Hayes, UB3. The property comprises a large living room, leading to a beautiful modern kitchen/diner, shower room and utility space on the ground floor. Upstairs, there are three Well sized bedrooms all with fully fitted wardrobes and family bathroom. Access for off street parking for 3 cars and 50ft rear garden. There is Opportunity to Extend further (STPP). Ideally located within walking distance to Shops, Schools, and transport links. Call NOW for further details! Not to be missed! Viewings available.

- Freehold Semi-Detached Three Bedroom
- Large Rear Garden
- Off Street Parking
- Brilliant Opportunity for first time buyers and Investors!
- Available for viewings! Call NOW for further details! Not to be missed!



TOTAL APPROX FLOOR AREA 954.97 SQ. FT. (AREA 88.72SQ. 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.



Ground Floor  
Approximate Floor Area  
592.98 sq. ft.  
(55.09 sq. m)



First Floor  
Approximate Floor Area  
361.99 sq. ft.  
(33.63 sq. m)

## Contact Details

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements