



84a Mellow Lane East, Hayes

Hayes

£625,000



LAWRENCE RAND



# 84a Mellow Lane East

Hayes, Hayes

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

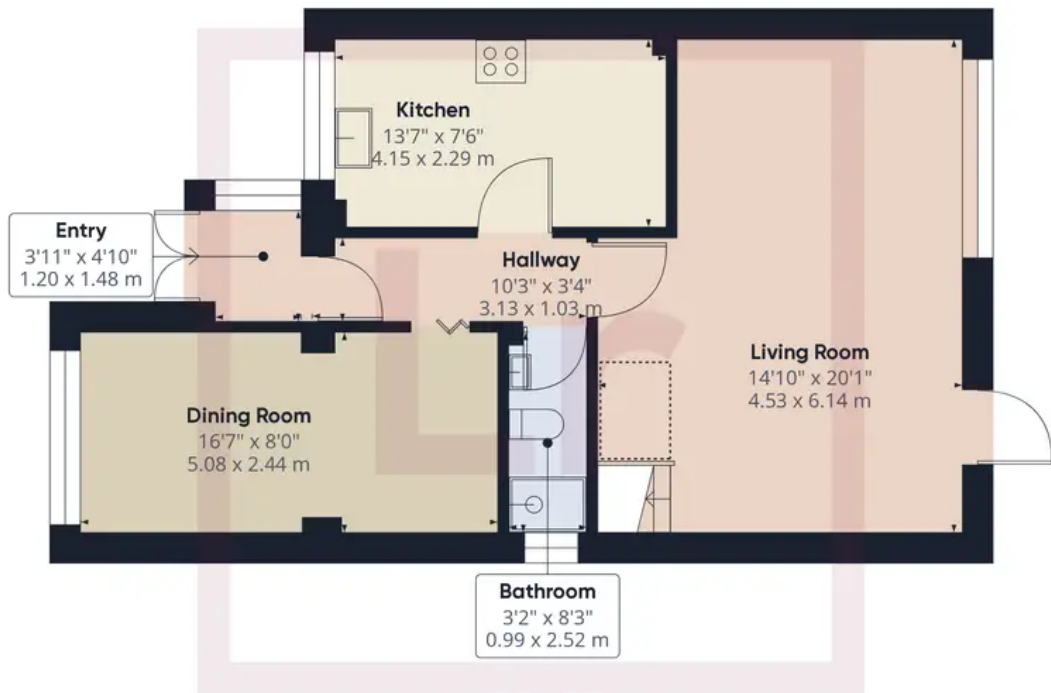
EPC Environmental Impact Rating: D

- Detached Family Home
- Superb Condition Throughout
- Fully Re-furbished
- Three Double Bedrooms
- Re-fitted Kitchen with Bosch Appliances
- Re-fitted Family Bathroom
- Ground Floor Shower Room
- Quiet Location
- Driveway Parking







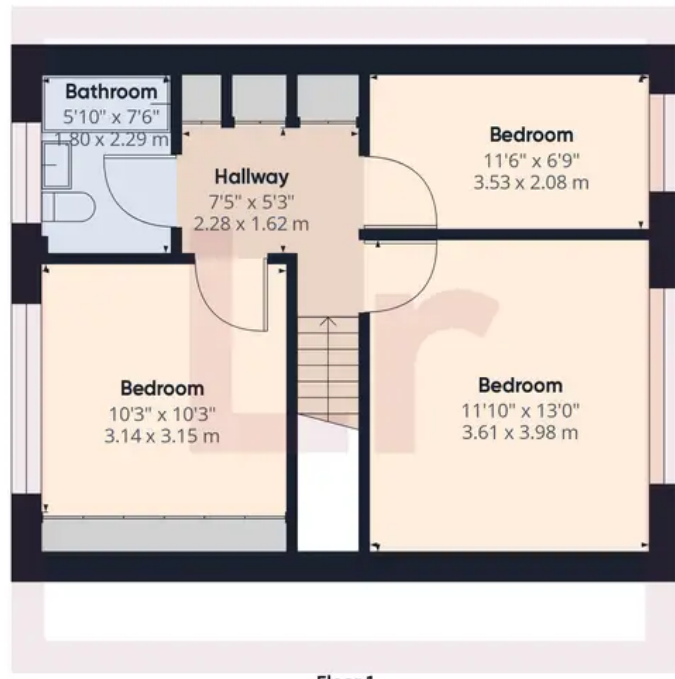


**Approximate total area<sup>(1)</sup>**

1065.5 ft<sup>2</sup>  
98.99 m<sup>2</sup>

**Reduced headroom**

11.31 ft<sup>2</sup>  
1.05 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





## Lawrence Rand

Lawrence Rand, 106 Victoria Road - HA4 0AL

01895 632211

[Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)



**LAWRENCE RAND**