







Hiltons presents this Well presented 4 bedroom property situated within a brilliant location of Hayes, UB3. The ground floor comprises of an open plan living area, spacious kitchen/diner specified to a high standard and a well sized bedroom with ensuite. Upstairs there are 2 double bedrooms, single room, and a family bathroom. There is a spacious rear garden with conservatory area and lawn along with a brick built annex at the rear ideal for extra leisure space. Planning permission granted for a spacious loft conversion. The property has Off street parking for 2-3 cars!! Local amenities, shops, schools and transport links are close by. Hayes and Harlington Station (Cross Rail 2019) is within easy reach. Further scope to extend(STTP)! This property is an ideal family home for first time buyers or investors!!! Viewings Highly Recommended!!! Call Now to Book!

Freehold 4 Bedroom Semi-Detached Property!  
Excellent location of Hayes!

Large garden with annex at rear! Off street parking for 2-3 cars!

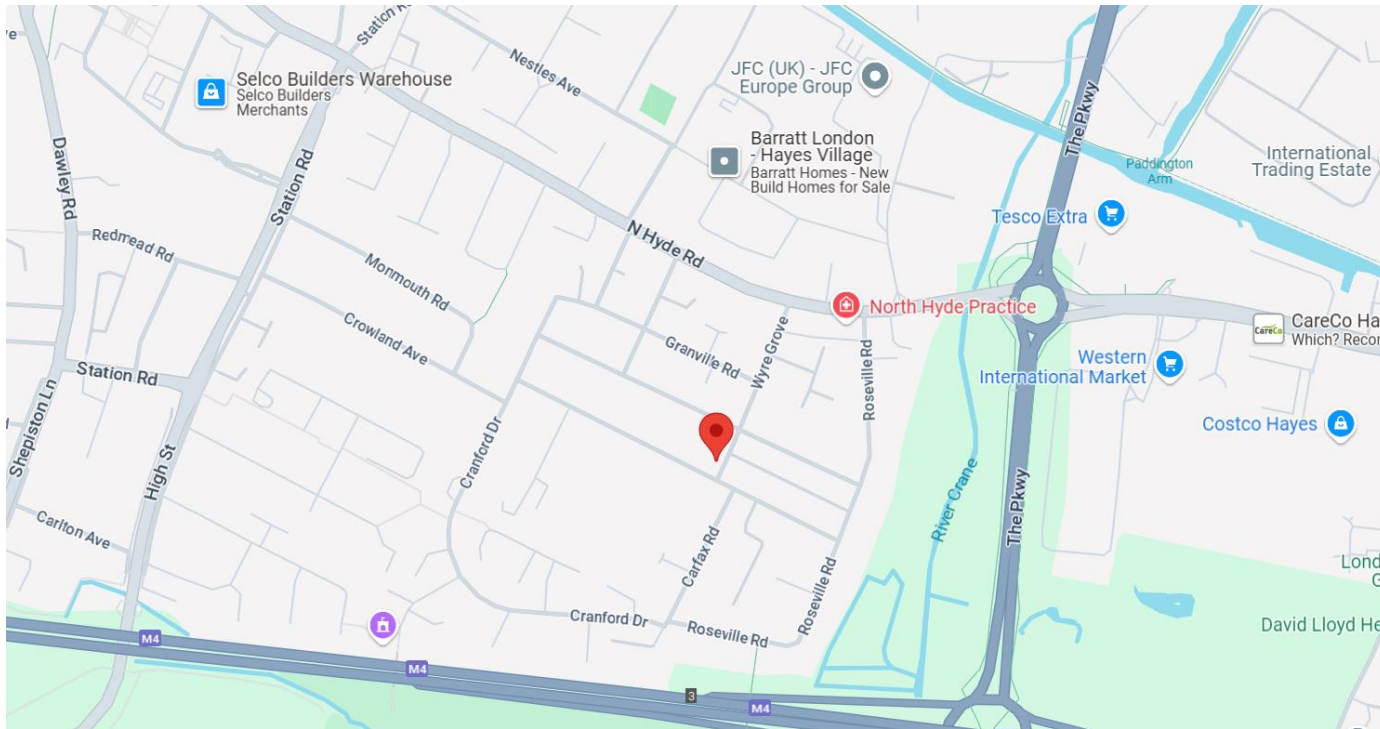
Further scope to extend(STTP)!

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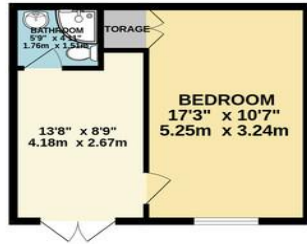
Viewings Highly Recommended!!! Book NOW!



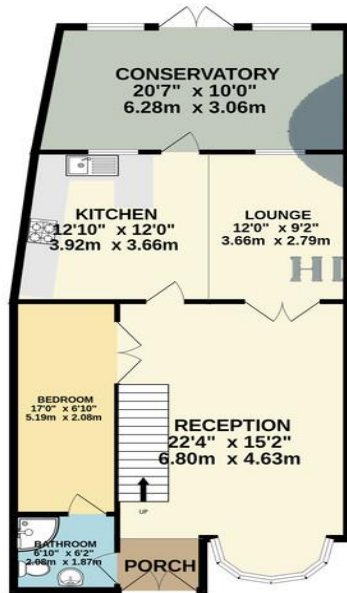




GROUND FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.