



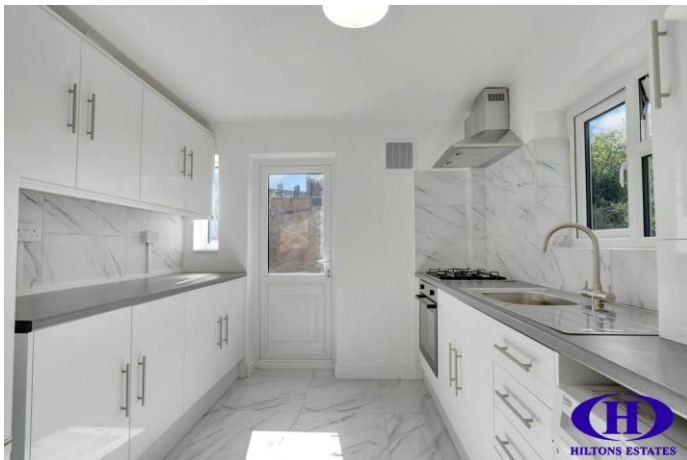


A beautifully refurbished 3-bedroom end-of-terrace house located in the sought-after area of Hayes, UB4. This spacious family home offers excellent potential to extend to the side, rear, and into the loft (subject to planning permission), making it ideal for growing families or investors.

The property has been recently modernised throughout, boasting a fresh and contemporary finish. It features a bright through lounge, a fully fitted kitchen, three well-proportioned bedrooms, a stylish bathroom and an additional w/c.

Set on a generous plot, the home benefits from a large private driveway accommodating 4 to 5 cars, and a good-sized rear garden.

Located within easy reach of A40 and M4, the property offers fantastic transport links, with local bus routes and train stations nearby. A selection of good local schools and amenities are also within close proximity, making this an excellent choice for families.



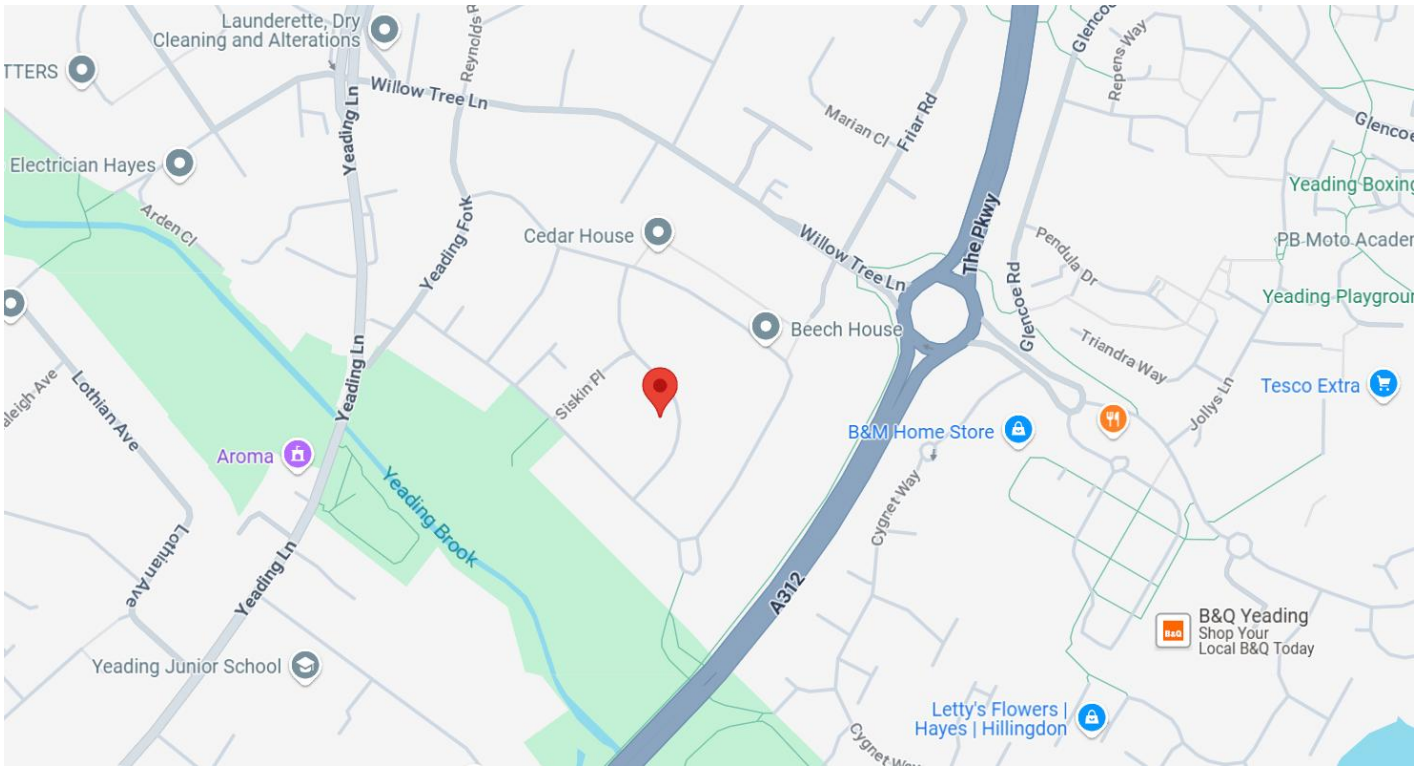
3 bedroom house in Hayes

Recently Refurbished

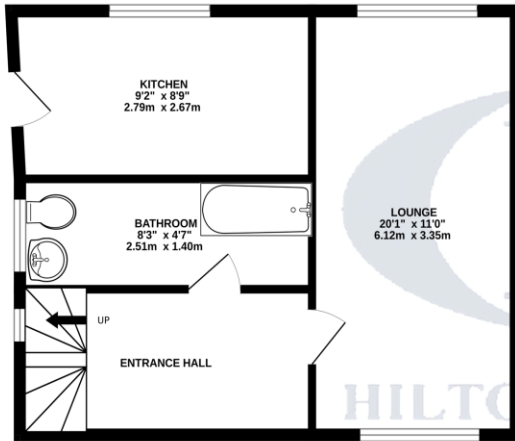
Driveway for 4/5 Cars

Close to Good Local Schools

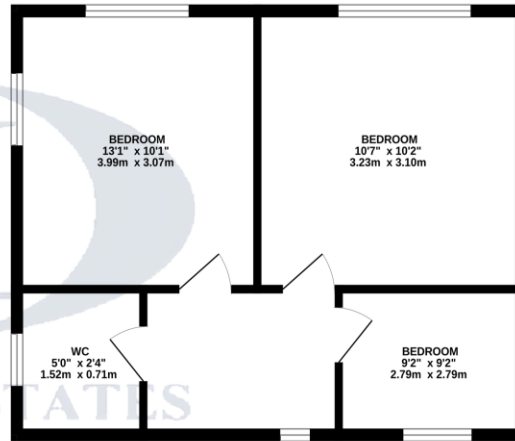
End-of-Terrace



GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		