



### Acer Avenue, Hayes, UB4 9NR

NO ONWARD CHAIN FOR THIS MODERN AND ATTRACTIVE 2 DOUBLE BEDROOM 'BOVIS' BUILT SEMI DETACHED HOUSE FEATURING A MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND TOILET PLUS A FAMILY BATHROOM AND TOILET.

This property is very well presented throughout with gas central heating and double glazed windows with the accommodation giving you an entrance hall, lounge and modern fitted kitchen/breakfast room.

Upstairs has 2 double bedrooms (master bedroom has an en-suite shower room and toilet) plus a family bathroom. outside has an enclosed and lawned rear garden with side access gate and to the front is off street parking for 1 car.

Acer Avenue is s located within the very popular Glencoe Development close to Willow Tree Marina and just a short walk to a Tesco superstore. Also within easy access of the Hayes-by-Pass for the A40 and M4 London plus Heathrow Airport.

**Asking Price £429,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

18 Acer Avenue, Hayes, UB4 9NR





18 Acer Avenue, Hayes, UB4 9NR



18 Acer Avenue, Hayes, UB4 9NR



18 Acer Avenue, Hayes, UB4 9NR



18 Acer Avenue, Hayes, UB4 9NR

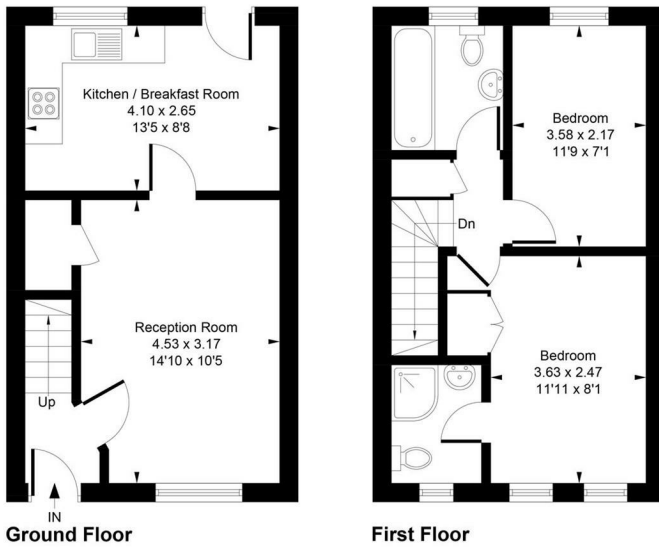




18 Acer Avenue, Hayes, UB4 9NR



Approximate Gross Internal Area  
59.65 sq m / 642 sq ft



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 purchase.  
© Vizion Property Marketing Produced for Charrison Davis

## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>62</p>                          | <p>88</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |



18 Acer Avenue, Hayes, UB4 9NR

