charrison davis

Westacott, Hayes, UB4 8AQ

DO NOT MISS THIS!
CALL IMMEDIATELY FOR FULL DETAILS OF OUR OPEN DAY!
CHARRISON DAVIS are delighted to offer for sale this impressive and beautifully presented, extended three double-bedroom semi-detached bungalow, ideally situated in this highly sought-after area of North Hayes. The property benefits from an attached garage and own private driveway, together with an easy maintained rear garden. The accommodation has been tastefully decorated throughout and offers well-proportioned living space, making this an ideal home for those seeking both comfort and convenience. Internally, the property comprises a welcoming entrance hallway, a generous 16' kitchen/breakfast room, an impressive 23' lounge/dining room, three double bedrooms and a modern family bathroom. The property further benefits from gas central heating and double-glazed windows. The low-maintenance rear garden features an artificial lawn, while the attached garage offers excellent potential for conversion to provide additional living accommodation stpp. The location is particularly convenient for local shops and excellent transport links along the Uxbridge Road, all within easy walking distance, providing access towards Uxbridge, Southall, Ealing and Hayes Town, including Hayes & Harlington Elizabeth Line station. There is also convenient access to the A40 towards London, the A312 and Heathrow Airport, together with the M4 towards London and the West.
VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS DELIGHTFUL PROPERTY.

Asking Price £575,000

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Approximate total area(1)
1066 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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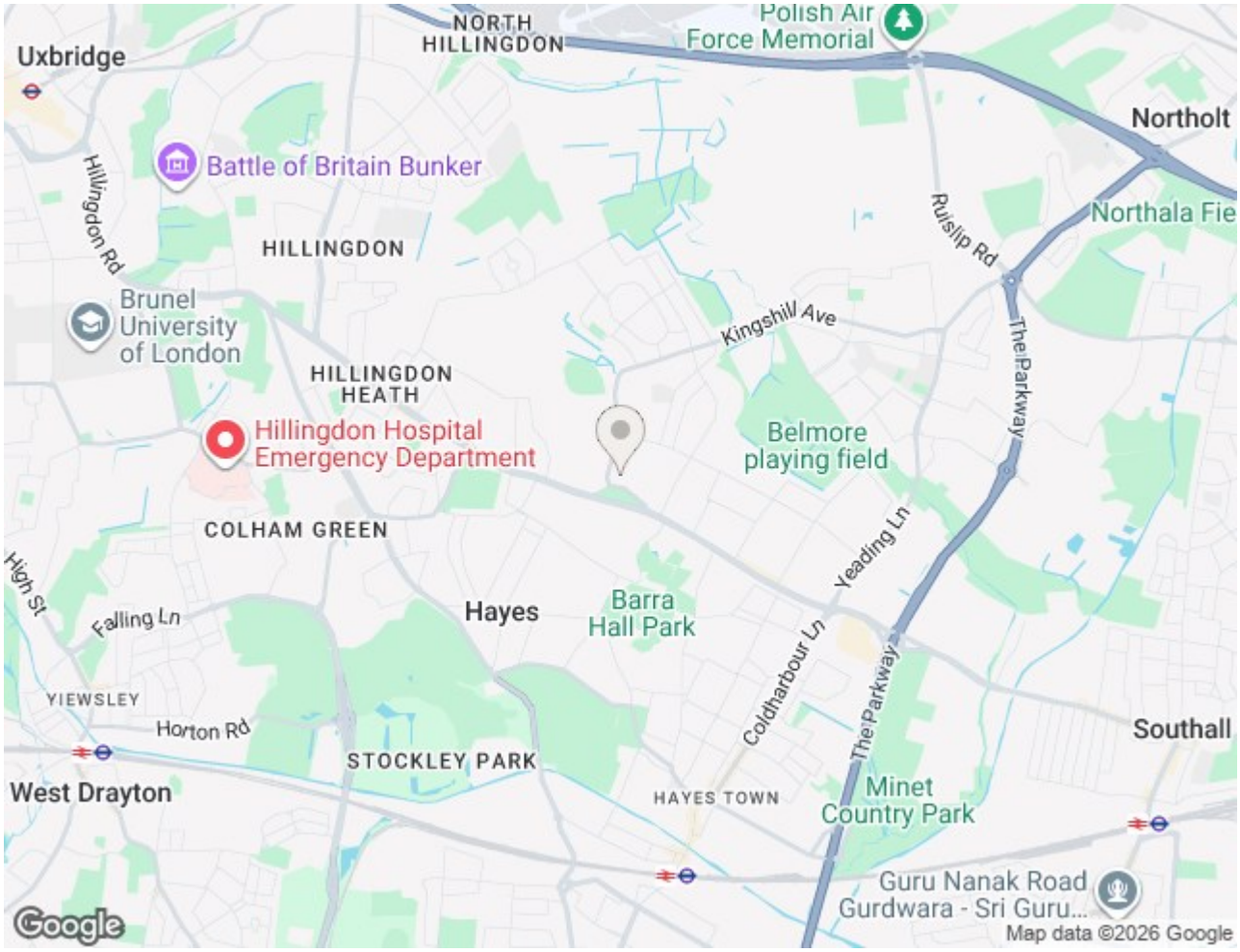
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