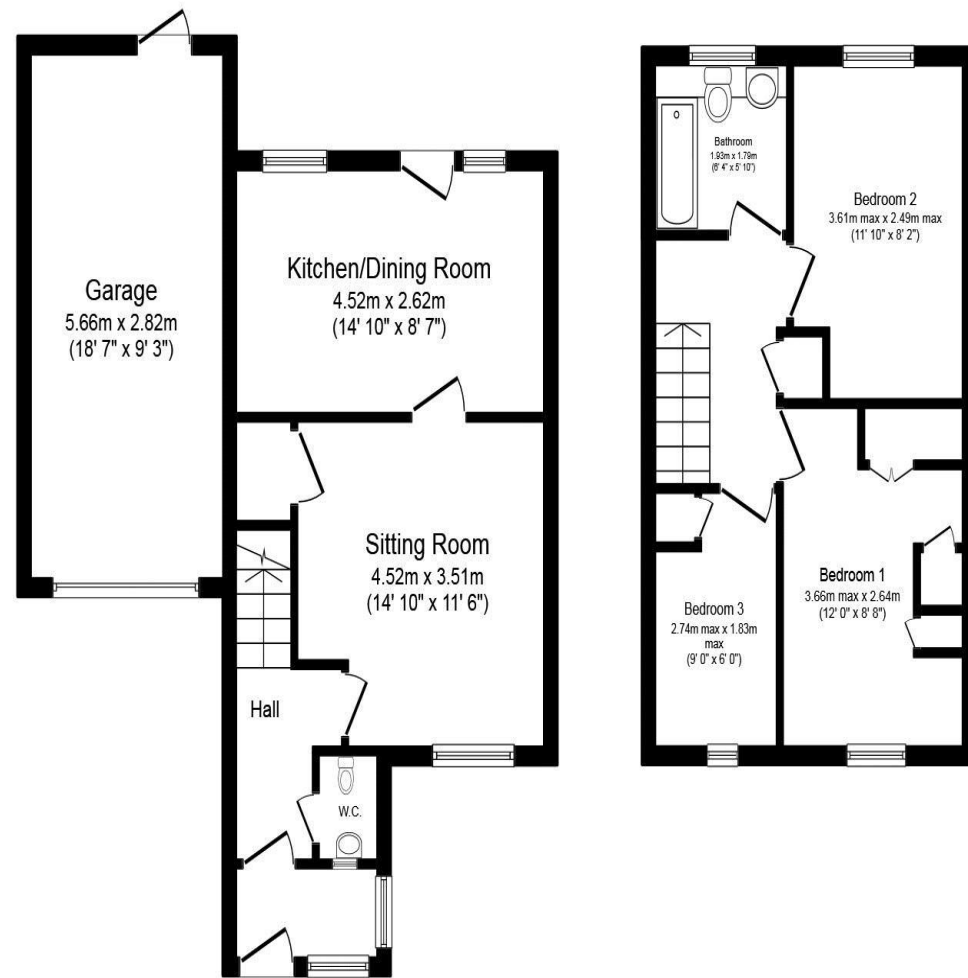


Telford Way Hayes UB4 9SS

Price Guide: £475,000



Ground Floor

First Floor

Total floor area 83.0 sq. m. (893 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Freehold
London borough of Hillingdon
Council tax band - E - £1960
EPC =E



Bennett Holmes are pleased to offer this three bedroom link detached house with garage own drive in a popular residential location within easy reach of the Yeading Marina Development, schools, shops and transport links to Both Hayes Town and Uxbridge. The property has huge potential to extend (STPP). Other benefits include double glazing, gas central heating, downstairs wc and off street parking via own drive to the front. An internal viewing is **HIGHLY RECOMMENDED**.



- THREE BEDROOM
- LINK DETACHED FAMILY HOME
- RECEPTION ROOM
- KITCHEN/DINER
- GARAGE OWN DRIVE
- DOUBLE GLAZING + GAS CENTRAL HEATING
- DOWNSTAIRS WC
- POTENTIAL TO EXTEND (STPP)

**Telford Way
Hayes
UB4 9SS**

Price Guide: £475,000



Accommodation

Accommodation comprises of a porch to the front of the internal door leading to entrance hallway and through lounge and downstairs wc. The spacious lounge leads to the kitchen/diner with is wall and base level units, electric oven, gas hob with overhead extractor hood, plumbed for washing machine, space for fridge freezer, single drainer sink, splashback tiling and door to the garden. To the first floor all three bedrooms and family bathroom consisting of panel enclosed bath with shower attachment, pedestal wash basin, low flush wc and fully tiled walls.

Outside you have you a neatly maintained rear garden and garage own drive to the front.

