



Park Lane, Hayes, UB4 8AF

"A" STYLE NASH BUILT SEMI-DETACHED HOUSE | THREE BEDROOMS | GAS CENTRAL HEATING | DOUBLE GLAZING, 25' THROUGH LOUNGE | MODERN FITTED KITCHEN/BREAKFAST ROOM | TWO BEDROOMS WITH FITTED WARDROBES, 10'4 X 6'9 THIRD BEDROOM | GARAGE WITH SHARED DRIVE, OFF STREET PARKING FOR 2 CARS

Asking Price: £450,000

HUNTERS[®]
HERE TO GET *you* THERE

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A THREE BEDROOM "A" STYLE NASH BUILT HOUSE LOCATED ON THE MUCH SOUGHT AFTER PARK LANE AND OFFERED FOR SALE WITH FEATURES INCLUDING GAS CENTRAL HEATING, DOUBLE GLAZING, MODERN FITTED KITCHEN/BREAKFAST ROOM, 25' THROUGH LOUNGE, 10'4 THIRD BEDROOM, GARAGE WITH SHARED DRIVE, LOW MAINTENANCE PRIVATE REAR GARDEN AND OFF STREET PARKING.

THE PROPERTY IS LOCATED IN NORTH HAYES CLOSE TO LOCAL SHOPPING FACILITIES , H98 BUS ROUTE AND HAYES PARK PRIMARY SCHOOL.

ENTRANCE PORCH

Brick built, double glazed frosted window, laminate flooring.

ENTRANCE HALL

Laminate flooring, radiator, staircase to first floor, understairs storage cupboard.

THROUGH LOUNGE

7.62m (25' 0")3 x 3.35m (11' 0")5

Double glazed front aspect window, feature fireplace with gas coal effect flame fire, laminate flooring, 2 radiators, double glazed french doors to rear garden.

KITCHEN/ BREAKFAST ROOM

4.57m (15' 0")4 x 2.13m (7' 0")4

Range of modern fitted wall and base units with work surfaces, single drainer stainless steel sink unit with mixer taps and cupboards under, 4 ring gas hob with extractor hood over, eye level oven, space for washing machine, fridge/freezer & microwave, wall mounted central heating boiler, under stairs storage cupboard, tiled splash back, 2 double glazed side aspect and rear aspect windows, radiator, double glazed frosted door to rear garden.

LANDING

Fitted carpet, double glazed frosted window and access to loft space.

BEDROOM ONE

3.96m (13' 0")6 x 3.05m (10' 0")9

Double glazed front aspect window, ceiling to floor fitted wardrobes with sliding doors, radiator, laminate flooring.

BEDROOM TWO

3.35m (11' 0")10 x 3.05m (10' 0")9

Double glazed rear aspect window, ceiling to floor fitted wardrobes with sliding doors, radiator, laminate flooring.

BEDROOM THREE

3.05m (10' 0")4 x 1.83m (6' 0")9

Double glazed front aspect window, radiator, carpet.

BATHROOM

Suite comprising of panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., double glazed frosted window, partly tiled walls, radiator, laminate flooring.

GARDEN

In excess of 21.34m (70' 0")

Low maintenance, paved patio area, mainly laid to lawn with mature borders, external tap and light, side gate.

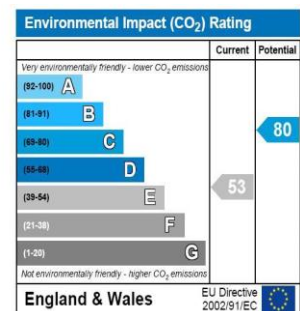
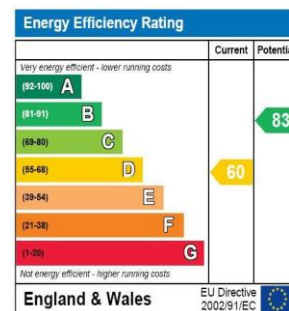
GARAGE

Shared drive in.

OFF STREET PARKING

Paved area for parking for 2 cars.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Thursday: 09:00 - 19:00

Friday: 09:00 - 18:00

Saturday: 09:30 - 16:30

Sunday: closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters 31 Coldharbour Lane, Hayes, Middlesex, UB3 3EB 0208 848 0978

hayes@hunters.com

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Registered Office: 311a Uxbridge Road, Millend, Rickmansworth, Herts, WD3 8DS

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.