



Offers around £650,000 Freehold

Keith Road, Hayes, UB3

CLOSE TO THE STATION!! Simple Estate Agents present to the market this fantastic four bed extended semi-detached house located close to Hayes and Harlington Station. The property benefits from ample off street parking, 2 bathroom/shower rooms, through lounge, good size rooms and large outbuilding. The property is located a stone's throw from ASDA, Hayes and Harlington station and bus stops going to Heathrow. This would make for a brilliant family home for someone who needs easy access to Hayes station. Call to arrange your viewing asap.....

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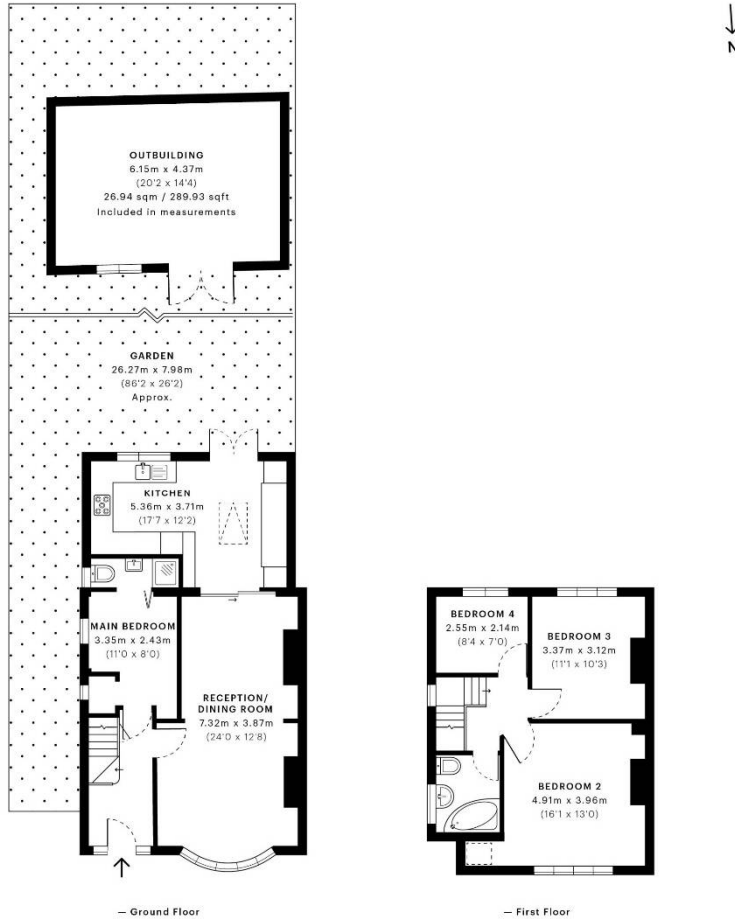


Keith Road, UB3

CAPTURE DATE 26/08/2022 LASER SCAN POINTS 173,644,354

GROSS INTERNAL AREA

128.99 sqm / 1388.44 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
128.99 sqm / 1388.44 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
93.65 sqm / 1008.04 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
26.94 sqm / 289.98 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.49 sqm / 5.27 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 125.08 sqm / 1346.35 sqft
IPMS 3C RESIDENTIAL 120.69 sqm / 1299.10 sqft
SPEC ID: 62fbc69f5468900daffee454

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 23 s (262 ft) Continue on Coldharbour Ln to Hayes Town 1 min (0.2 mi) Continue on Crown Cl. Take Station Rd to Albert Rd 3 min (0.5 mi) UB3 4HW Keith Rd, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.