



## £485,000 Freehold

Shortlands, Hayes, UB3

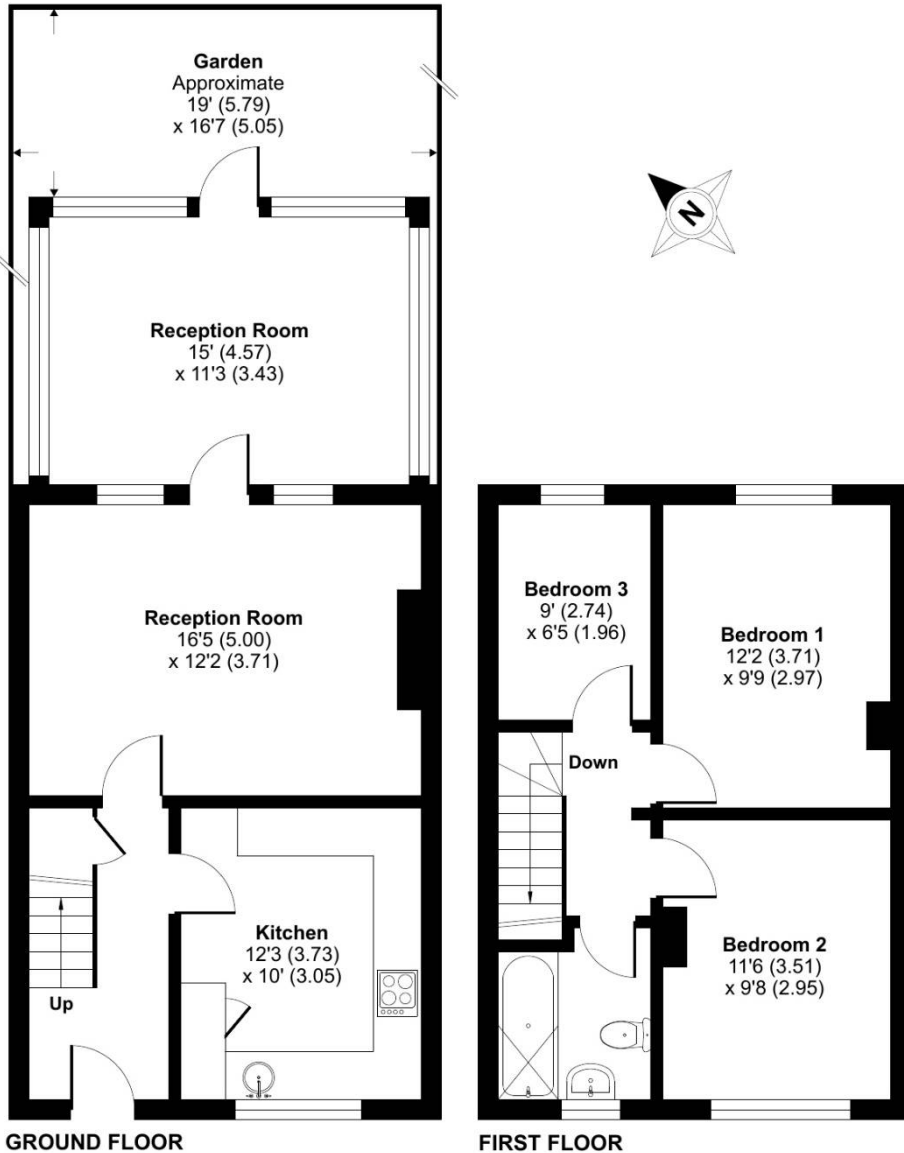
YOUR FIRST HOME! Simple Estate Agents present to the market this three-bed house with conservatory. The property benefits from good size rooms, conservatory and good size kitchen to name a few. The property is close to bus stops to Heathrow Airport, shops, local schools and other local amenities. This would make a great first time buy or a buy to let investment. Call to book in your viewing



# Shortlands, Hayes, UB3

## Shortlands, Harlington, Hayes, UB3

Approximate Area = 992 sq ft / 92.1 sq m  
For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Simple Estate Agents. REF: 1092048

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 24 sec (262 ft) ? Continue on Coldharbour Ln to Hayes Town 1 min (0.2 mi) ? Follow Station Rd to High St/A437 5 min (0.8 mi) Continue onto High St/A437 ? 2 min (0.8 mi) ? Continue on Cranford Ln. Drive to Shortlands 39 sec (0.1 mi) UB3 5HF Shortlands, Harlington, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	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.