



## £850,000 Freehold

Strone Way, Hayes, UB4

**STUNNING SIX BED DETACHED FAMILY HOME!!** Simple Estate Agents are delighted to offer this fantastic six bed family home available with no chain. This stunning property is situated on a quiet residential road, close to the Willow Tree Open Space/Yeading Marina which is ideal for long walks and comprises of a porch entrance, hallway leading to a spacious lounge, dining area off the lounge leading to a large kitchen with five burner gas hob, two further receptions that can be used as study/entertainment room depending on family requirements, fitted wardrobes in most bedrooms, two bedrooms have attached en-suites, family bathroom, downstairs WC with sink, ample storage, landscaped garden with shed and off street parking for a few cars.

# Strone Way, Hayes, UB4

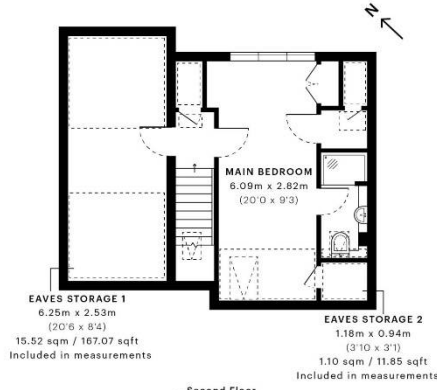
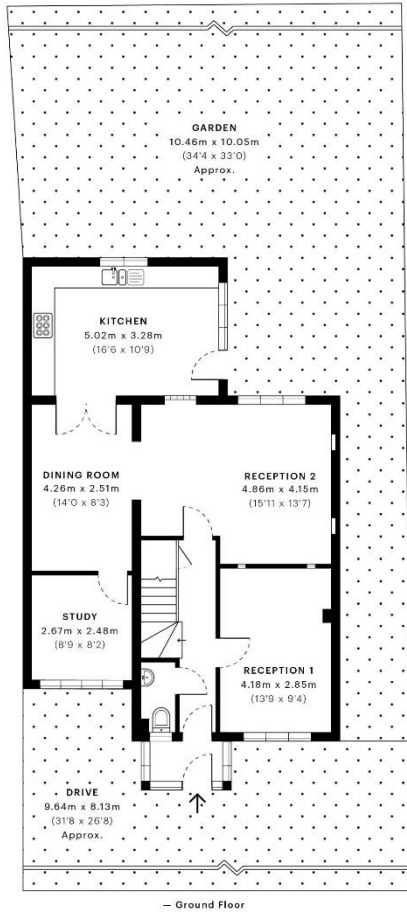


Strone Way, UB4

CAPTURE DATE 27/06/2022 LASER SCAN POINTS 164,674,686

GROSS INTERNAL AREA

185.42 sqm / 1995.84 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
185.42 sqm / 1995.84 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
149.91 sqm / 1613.02 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
17.84 sqm / 192.03 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 183.67 sqm / 1977.01 sqft  
IPMS 3C RESIDENTIAL 170.52 sqm / 1835.46 sqft  
SPEC ID: 62b058cbf70c6a0e36fe912f

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	73	82
England, Scotland & Wales		EU Directive 2002/91/EC

## Directions

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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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.