



# £599,950 Freehold

Wyatt Close, Hayes, UB4

FOUR BED WITH ANNEXE!! Simple Estate Agents present to the market this 4 bed extended semi-detached house with annexe. The property benefits from off street parking, L Shaped lounge/diner, good size kitchen 1.5 shower room, good size rear garden and separate one bed annexe. The property is located on a quiet cul de sac location in North Hayes, close to shops, bus stops and local schools. This would be great for a large family, call to book your viewing..

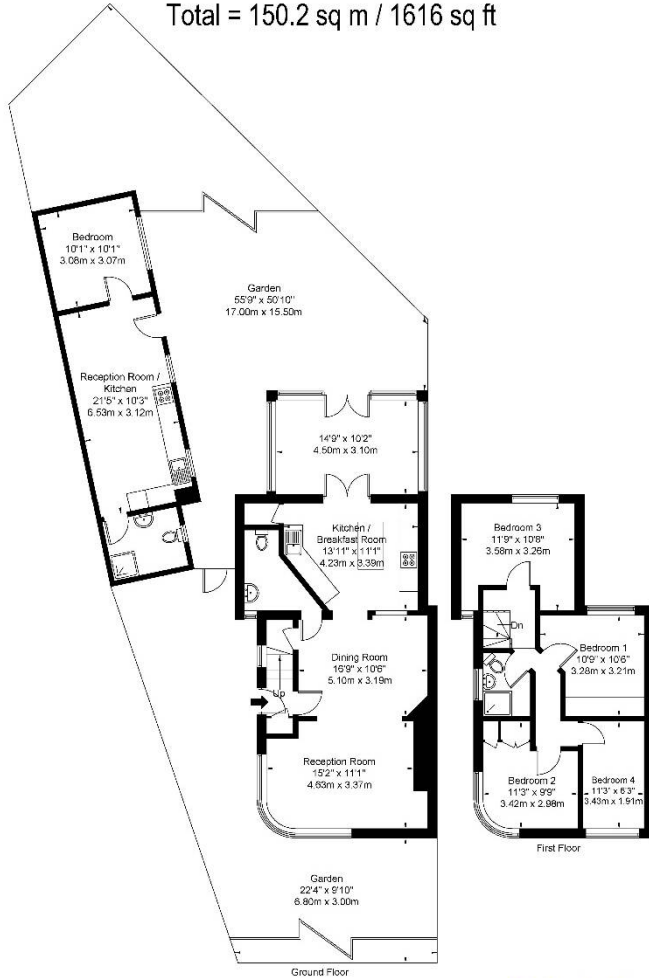
# Wyatt Close, Hayes, UB4

## Wyatt Close Hayes UB4 0BT

Approx. Gross Internal Area = 115.4 sq m / 1242 sq ft

Outbuilding = 34.8 sq m / 374 sq ft

Total = 150.2 sq m / 1616 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

### Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east towards Hunters Grove 138 ft  
 Turn left onto Hunters Grove 125 ft Turn right onto Coldharbour Ln 0.7 mi  
 Continue onto Yeading Ln 0.2 mi Turn left onto Yeading Gardens 0.2 mi At the roundabout, continue straight onto Balmoral Dr 305 ft Turn right onto Wyatt Cl  
 Destination will be on the right 207 ft UB4 0BT Wyatt Cl, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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.