



£620,000 Freehold

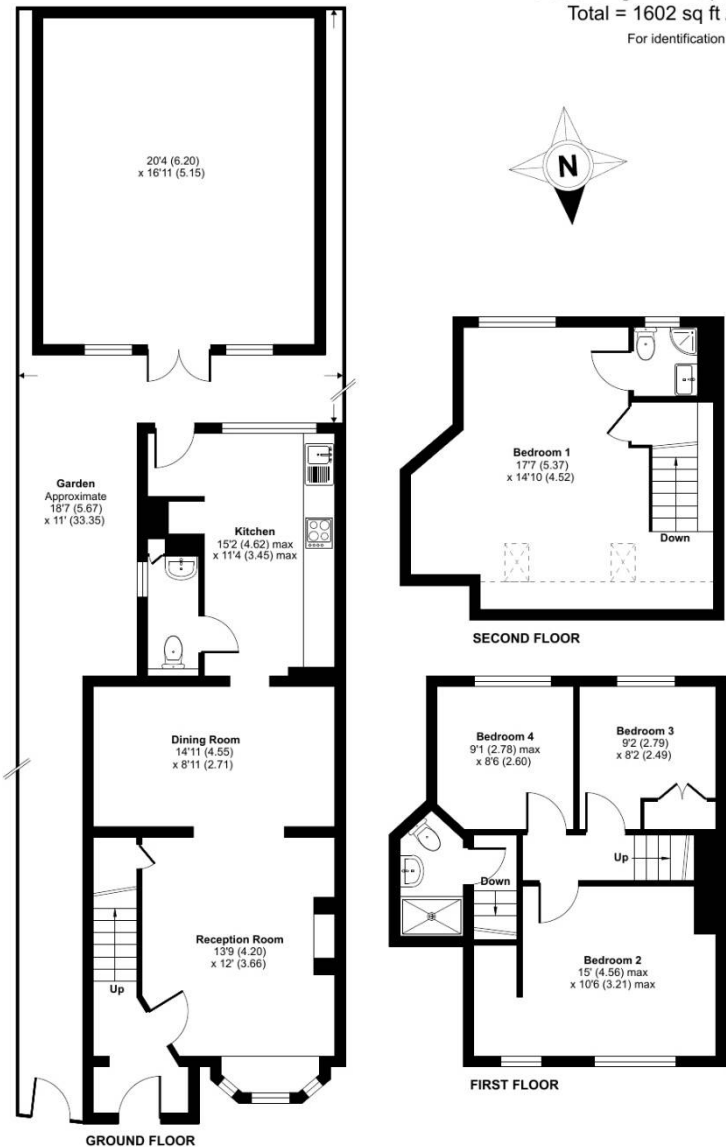
Lime Grove, Hayes, UB3

Spacious 4 Bedroom Family Home in Hayes Town!! Simple Estate Agents are pleased to present this spacious and well-located four bedroom terraced family home, right in the heart of Hayes Town. The property features two generous reception rooms, four bedrooms, two bathrooms including an en suite shower room, a fully fitted kitchen, and a large private rear garden. Additional benefits include gas central heating and double glazing throughout. Perfectly positioned for convenience, the home offers easy access to local shops, schools, and excellent transport links including bus routes, major road links such as the M40, and Hayes & Harlington Station soon to be enhanced by the Elizabeth Line. Stockley Park, Heathrow Airport, and Uxbridge town centre with its wide range of amenities are also close by. Don't miss out on this ideal family rental co

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Approximate Area = 1233 sq ft / 114.5 sq m
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Outbuilding = 344 sq ft / 31.9 sq m
Total = 1602 sq ft / 148.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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 Head south-west on Coldharbour Ln towards Fairdale Gardens ? 0.1 mi At the roundabout, continue straight onto Botwell Ln ? 217 ft At the roundabout, take the 2nd exit and stay on Botwell Ln ? 0.2 mi At the roundabout, take the 1st exit and stay on Botwell Ln ? 0.3 mi At the roundabout, take the 2nd exit onto Botwell Common Rd ? 0.3 mi Turn right onto Barra Hall Rd ? 348 ft Turn left onto Lime Grove ? Destination will be on the left ? 0.1 mi UB3 1JJ Lime Grove, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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 WHATEVER IN RELATION TO THIS PROPERTY.