



£650,000 Freehold

Dawley Road, Hayes, UB3

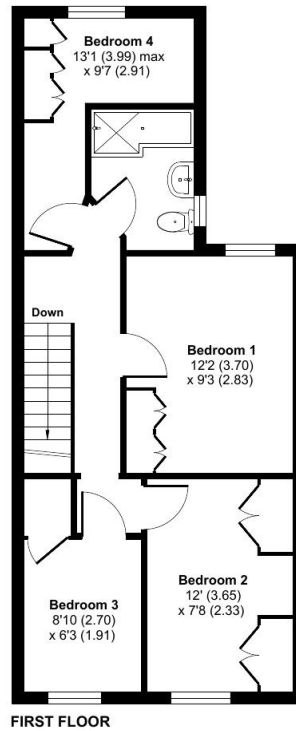
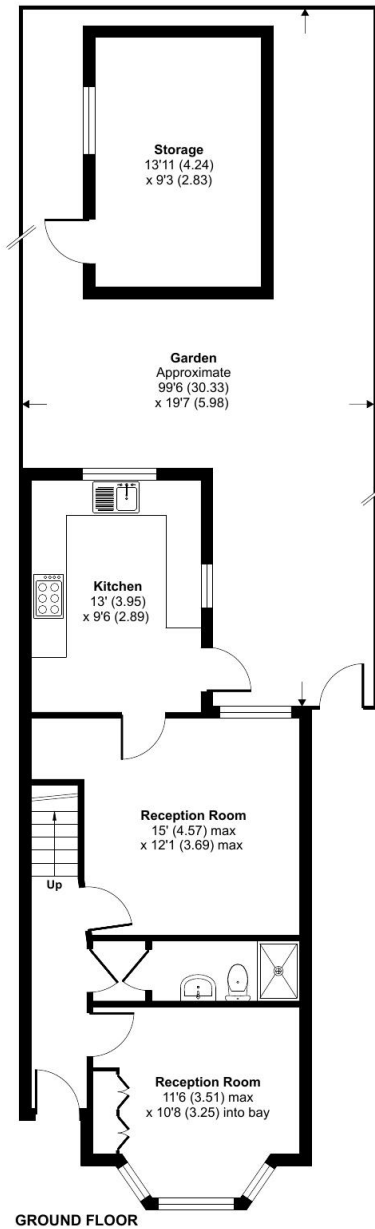
SPACIOUS 3 BEDROOM HOME NEAR ELIZABETH LINE : This well presented 3 bedroom semi detached house is situated perfectly for Hayes & Harlington mainline station to Paddington (Crossrail due 2023) and offers easy access to The Parkway, the M4/M25 motorway network and London Heathrow Airport. This property features deceptively spacious accommodation to include large reception room, dining room, fitted kitchen, modern fitted bathroom, 3 good size bedrooms and loft room. This property also benefits from gas central heating, double glazed windows and garage at the rear. Ideal for the first time or investment buyer.

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Approximate Area = 988 sq ft / 91.7 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 1117 sq ft / 103.6 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		89
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Head south-west on Coldharbour Ln towards Fairdale Gardens ? 0.1 mi At the roundabout, take the 1st exit onto Pump Ln ? 243 ft Turn right onto Crown Cl ? 0.2 mi Turn left onto Station Rd ? Go through 1 roundabout ? 0.4 mi Turn right onto N Hyde Rd/A437 ? 0.3 mi At the roundabout, take the 2nd exit onto Dawley Rd

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	58	
(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 the estate agent is at 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.