

**Estate Agents and Property Consultants** 

www.charrisondavis.co.uk

# £489,950



### **Clement Gardens UB3 4AP**

### NO UPPER CHAIN!

Larger than expected 3 bedroom extended end of terraced house with so much potential.

Located within walking distance of Hayes Town (hayes & harlington station- cross rail anticipated 2022/23)

ASDA superstore, a choice of local schools and main bus route links for Uxbridge, Southall & Heathrow.

The property will require some cosmetic attention but is the perfect opportunity to create your own spacious family home + further extension potential to the rear and into the loft stpp.

The property has gas central heating and double glazed windows, off street parking for 2 cars, 100' garden + a double width brick built garden annexe.

The accommodation consists entrance hall, lounge, family room, downstairs toilet, kitchen/diner, upstairs has 3 good sized bedrooms and a bathroom.

Your earliest viewing is strongly recommended.

## Accommodation

extended end terrace house

3 good size bedrooms

2 reception rooms

kitchen / diner

Conservatory

ground floor wc

double glazing / gch

large rear garden

#### **Ground Floor**

**Entrance Hall** - Double radiator, stairs to landing with storage cupboard, fitted carpets.

**Lounge** - 13' 7" x 11' 5" (4.15m x 3.5m) Double glazed windows to front, double radiator, fitted carpet.

Family Room - 17' 4" x 12' 5" (5.3m x 3.8m) Double radiator, fitted carpet.

**Reverse View** -

**Reverse View** -

**Reverse View -**

**Reverse View -**

**Downstairs Toilet** - Low level wc, hand wash basin, radiator.

**Extended Kitchen/Diner** - 17' 4" x 10' 11" (5.3m x 3.35m) Fitted wall & base units, stainless steel sink with mixer tap & tiled surround, gas cooker point, plumbed for washing machine, radiator, windows to rear, fitted carpet with vinyl kitchen floor, double glazed sliding doors to:-

**Reverse View -**

**Reverse View -**

**Reverse View** -

**Conservatory** - 17' 0" x 9' 6" (5.2m x 2.9m) wooden framed.

**1st Floor/Landing** - Access to loft, fitted carpets through to all bedrooms.

Bedroom 1 - 15' 1" x 10' 9" (4.6m x 3.3m) Double glazed windows to front, radiator.

**Bedroom 2** - 11' 5" x 10' 9" (3.5m x 3.3m) Double glazed windows to rear, radiator, airing cupboard housing hot water cylinder.

#### **Reverse View -**

Bedroom 3 - 9' 8" x 6' 8" (2.95m x 2.05m) Double glazed

Charrison Davis Estate Agents 254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ









Telephone: 0208 573 9922 Email: sales@charrisondavis.co.uk Web: www.charrisondavis.co.uk windows to front, radiator.

**Bathroom** - Panelled bath + electric shower and tiled surround, hand wash basin, low level wc, double glazed windows to rear, double radiator.

**Outside** - 100' approx rear garden laid to lawn with side access gate.

Garden Annexe - Double width and brick built storage.

Front - Off street parking for 2 cars









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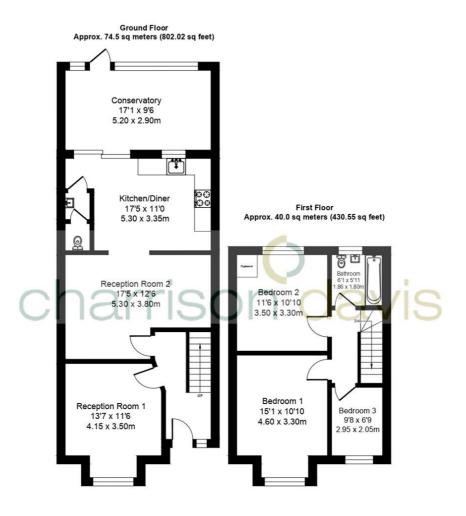


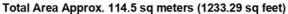






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Energy Efficiency Rating					
Score	Energy rating			Current	Potential
92+	Α				
81-91	в				
69-80	С				<79 C
55-68		D			
39-54		E		41  E	
21-38			F		
1-20			G		