



## **Birchway UB3 3PD**

**3 BEDROOMS / AVAILABLE NOW:** 3 bedroom house in a popular location in Hayes. The M4 and M25 are both within a short drive. Hayes and Harlington station providing services to London Paddington and the West is only a short drive away.

This property features a fitted kitchen with some appliances, downstairs family bathroom, lounge and 3 bedrooms

Other benefits include a lawned rear garden, off street parking to the front, gas central heating and double glazed windows.

Additionally there is a fitted kitchen with some appliances, downstairs family bathroom, lounge and 3 bedrooms.

- \* Minimum Tenancy 6 Months
- \* Deposit £2,100
- \* Council Tax Band D

## **Accommodation**

**3 Bedroom House**

**Available Immediately**

**Fitted Kitchen + Some Appliances**

**Convenient Location**

**Gas Central Heating / Double Glazing**

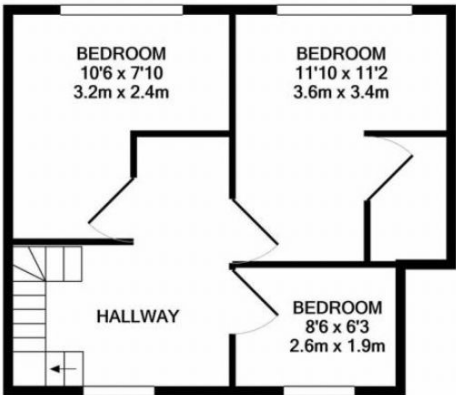
**Off Street Parking**

**EPC Rating D**





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		