



HAYES END

£419,950 Freehold

THE PERFECT HOME

Karwood are sure you will not be disappointed once you step foot inside this perfectly presented three bedroom family home. The current owners have lived here for many years and have spared no expense in really making this a home to be proud of. The garden has to be the crowning jewel of this property and it is clear for anybody to see that it has taken many years to make it the star attraction it is today. So if a house that offers you the chance to move straight in to is on your mind or a property that presents the opportunity to extend (S.T.P.P) than this ticks both boxes.

Ref: KPL1000220

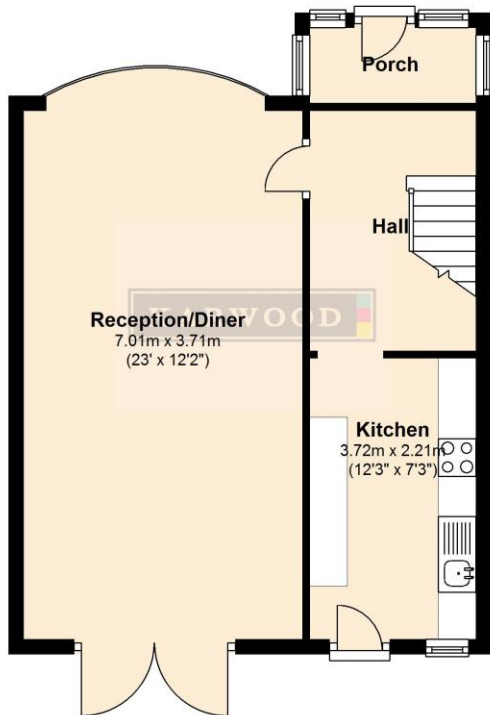
Features

- Semi -Detached
- Three Bedrooms
- Through lounge
- Fitted Kitchen
- First Floor Shower Room
- Double Glazing
- Gas Central Heating
- Off Street Parking



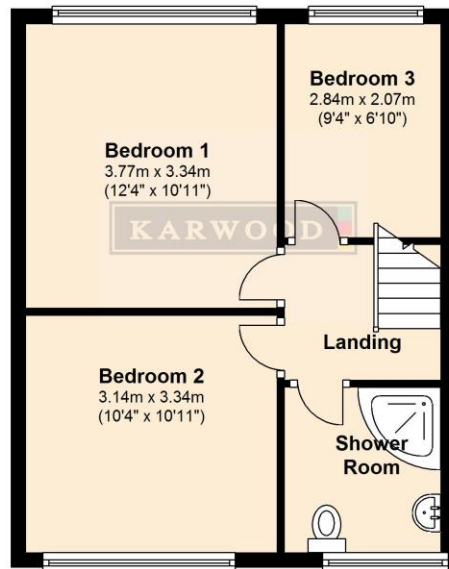
Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)

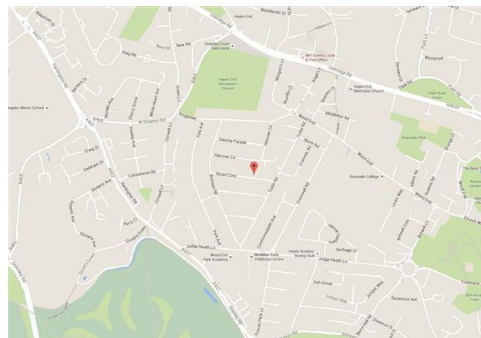


Total area: approx. 83.6 sq. metres (899.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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.

Plan produced using PlanUp.

Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		88
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	74	
(39-54)	F		
(15-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		87
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	73	
(39-54)	F		
(15-38)	G		
Not environmentally friendly - higher CO ₂ emissions			

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