



## HAYES

**£415,000 Freehold**

### A GREAT OPPORTUNITY

Karwood are pleased to offer to the market this three bedroom semi-detached house located in a quite cul-del-sac in Hayes. The property is in need of modernisation and would be ideal for anybody that is looking for a project or a chance to make their perfect home. Offering space to the side and in our opinion and large driveway this house is just waiting for the right person to come along and make it theirs.

Ref: KPL1000221

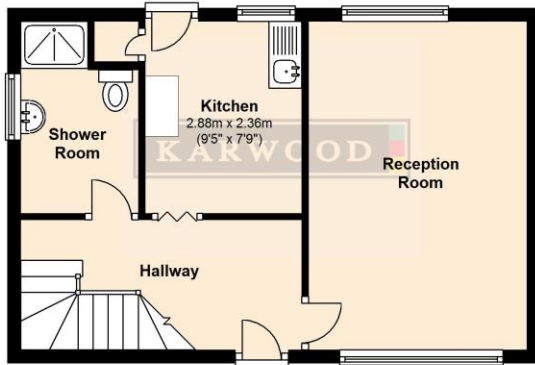
### Features

- Semi-Detached
- Three bedrooms
- Reception Room
- Kitchen
- Shower Room
- Space to the side
- Driveway
- No onward chain



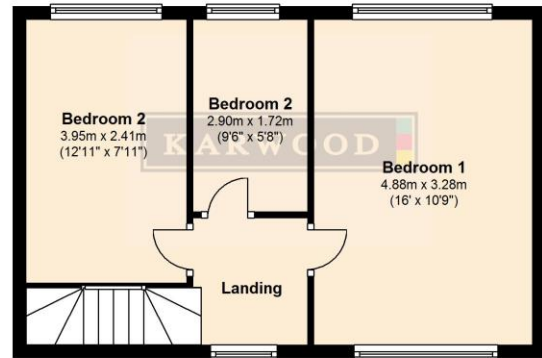
### Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



### First Floor

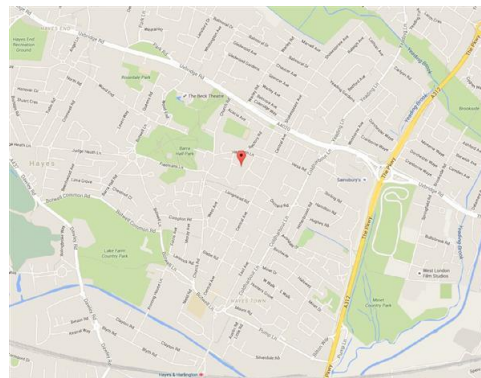
Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 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
	87
36	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	86
30	

England & Wales EU Directive 2002/91/EC