



## HAYES

**£450,000 Freehold**

### LOOKING FOR SPACE ON THE SIDE

Karwood know that demand is going to be high with this property as it offers bags of potential and an opportunity for somebody to really get stuck in and make the home of their dreams. Located close to transport links and local shops this three bedroom semi-detached house really does have a lot to offer. In our opinion this property is larger than many and will provide any new owners the chance to extend (S.T.P.P) and add further space to accommodate all the family. So if you think that it sounds like something you may be interested in and want to know more, call us and let us show you around.

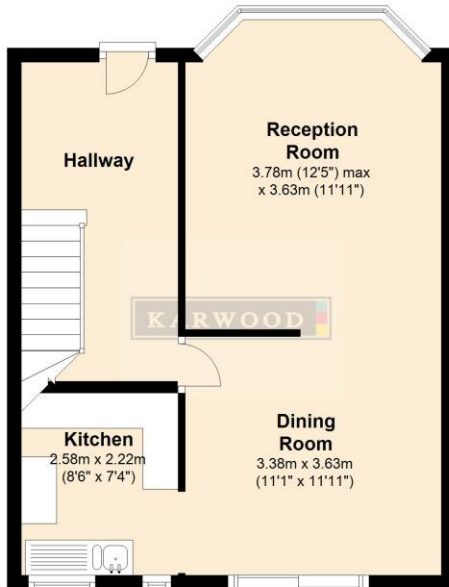
### Features

- End Of Terrace
- Three Bedrooms
- Reception Room
- Diner
- Kitchen
- First Floor Bathroom
- Own Drive To Garage
- Potential To Extend (STPP)



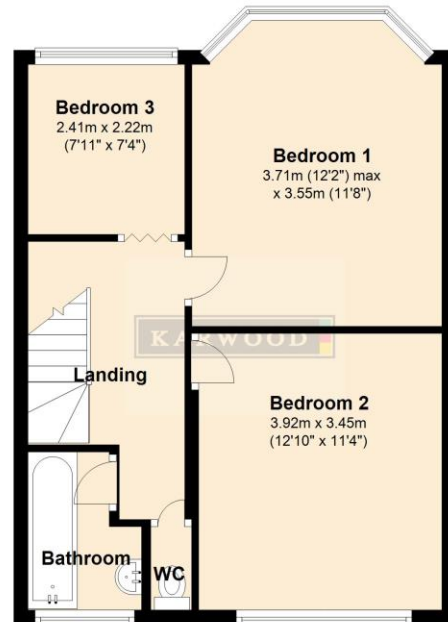
## Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



## First Floor

Approx. 45.7 sq. metres (491.7 sq. feet)

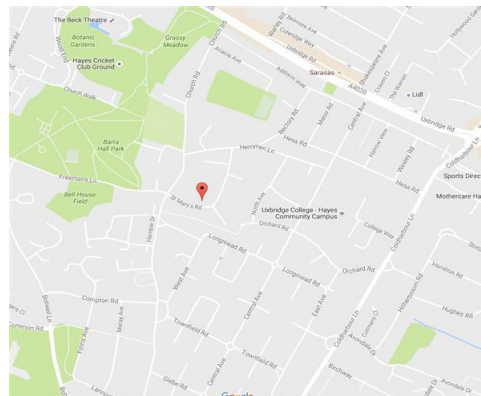


Total area: approx. 89.4 sq. metres (961.8 sq. feet)

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
A (92-100)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
33	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
27	

England & Wales EU Directive 2002/91/EC