



## SOUTH HAYES

**£430,000 Offers in Excess of Freehold**

### A DELIGHTFUL FIND

Karwood are proud to bring to the market this beautifully extended three bed family home found in South Hayes and within easy reach of Hayes and Harlington main line train station. You and your family are sure to be pleasantly surprised by the attention to detail and the well thought out planning that has gone in to this property. Having created their perfect property the current occupiers really have made it ideal for family living. There is a large reception/dining room for entertaining and an outhouse in the rear garden that would be perfect for the children to make their own.

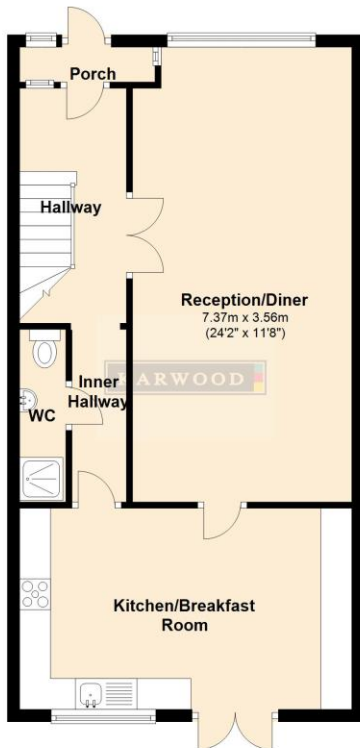
### Features

- House
- Mid-terrace
- Extended
- Three Bedroom
- Reception/Diner
- Fitted Kitchen
- Ground Floor Showerroom



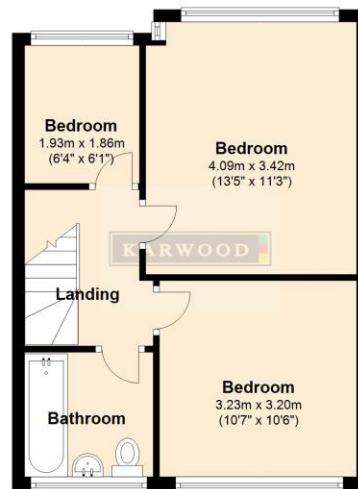
### Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



Total area: approx. 96.1 sq. metres (1034.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Location

