



## South Hayes

**£499,950 Freehold**

### Great Location

This warm and cosy family home is ideally positioned for local shops, schools, transport links, including M4/M25/A40. Located approximately one mile from Hayes and Harlington main line train station, which offers the Elizabeth line, this home would be ideal for anyone that is looking to commute into central London. If Schools are important, then this home is sure to impress as it is within walking distance of Pinkwell Primary School and Cranford Park Academy. Offering a property that is being sold with no onward chain and one that ticks lots of boxes.

Ref: KARL000600

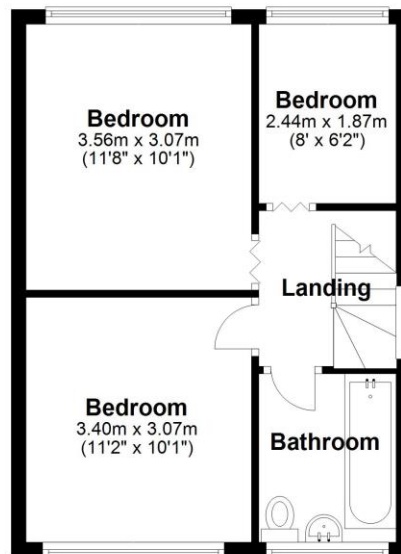
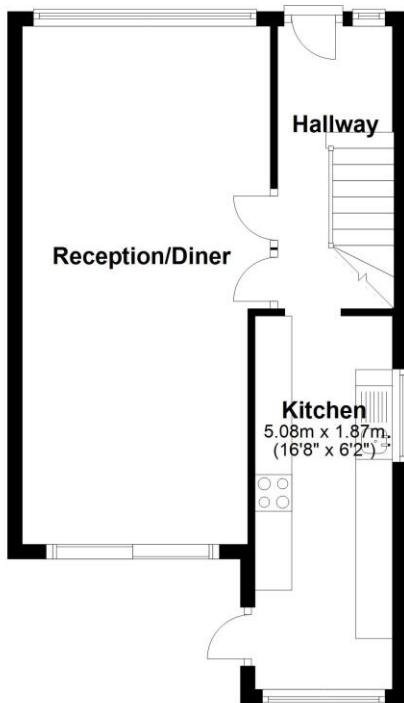
### Features

- House
- Three Bedrooms
- Through Lounge
- Kitchen
- Family Bathroom
- No Onward Chain
- Gas Central Heating
- South Hayes



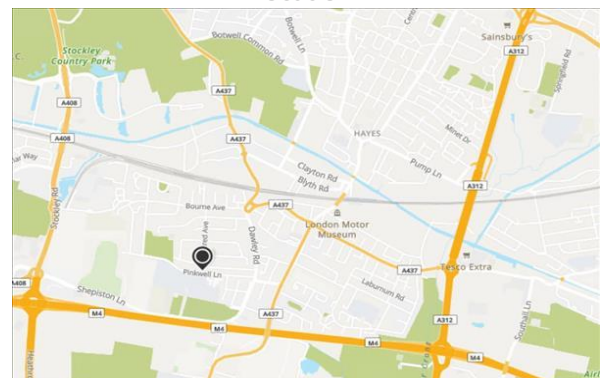
## First Floor

## Ground Floor



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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>64</b>	<b>70</b>
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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-90)	<b>C</b>		
(55-88)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	