



## South Hayes

**£424,950 Freehold**

### MAKE IT YOUR NEW HOME

If you are a budding investor looking for your next project or someone looking for a new home, then this two double bedroom house could be of interest. Located approximately a half mile from Hayes and Harlington main line train station which is serviced by the Elizabeth line. Offering any new owner the chance to add their mark and make this house the perfect home. This property presents a large reception room (in our opinion) and kitchen to the ground floor, the first floor offers two double bedrooms and family bathroom this property also benefits from private gardens a garage.

Ref: KARS000629

### Features

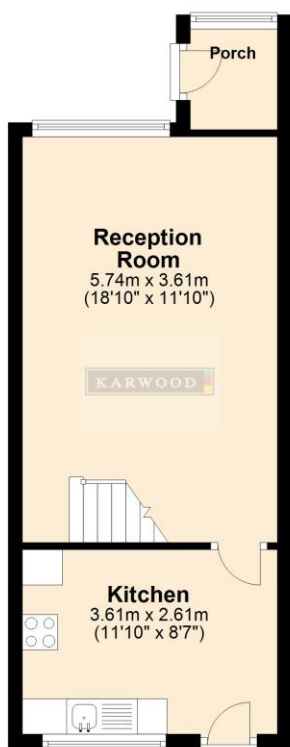
- House
- Two Double Bedrooms
- Reception Room
- Kitchen
- Bathroom
- GCH
- Double Glazing
- Garage



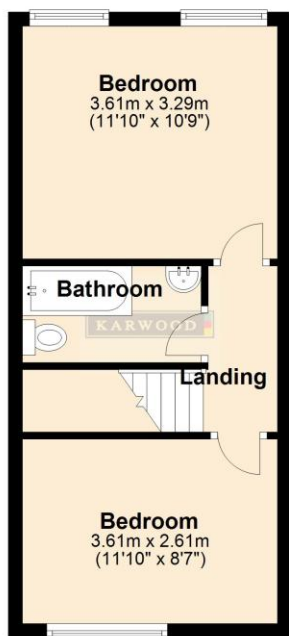
**KARWOOD**



Approx. 32.3 sq. metres (348.1 sq. feet)



Approx. 30.5 sq. metres (327.9 sq. feet)




Total area: approx. 62.8 sq. metres (676.0 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.

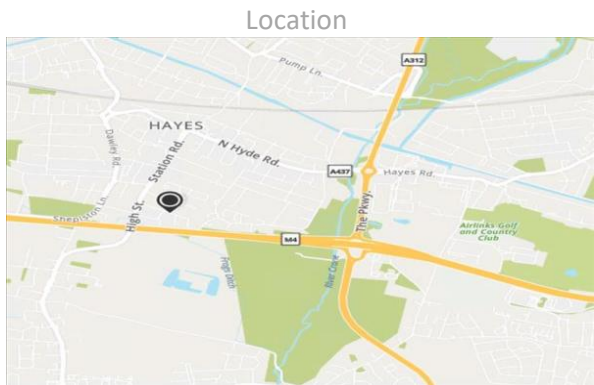
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 



Karwood is the sellers' agent for the sale and marketing of the property described on these property particulars and your conveyancer's legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. Karwood makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your Karwood representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

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