



Park Lane UB4 8AF

A well presented & extended Nash Built semi det house located on one North Hayes premier roads close to shops. public transport & Hayes Park School, offered for sale with no onward chain accommodation comprises entrance porch, hallway, ground floor wc, large through lounge, extended kitchen / diner, utility room, 3 good size bedrooms and spacious family bathroom with separate shower cubicle. Externally there's off street parking to the front, garage via shared driveway and lovely mature rear garden...VIEWING IS HIGHLY ADVISED..

Accommodation

an extended Nash Built
semi det house

3 good size bedrooms

ground floor wc

large through lounge

extended kitchen / diner

utility room

bathroom with separate
shower cubicle

lovely rear garden

Ground Floor

entrance porch - tiled floor & side aspect frosted double glazed window

hallway - fitted carpet, radiator, staircase to first floor with storage cupboard under

ground floor wc - low level wc, wall mounted wash hand basin with mixer tap & cupboard under, vinyl flooring & extractor fan

through lounge - 25' 0" x 11' 6" (7.64m x 3.52m) front aspect double glazed window, radiator, fitted carpet, feature fireplace & space for table and chairs

reverse view -

alternative view -

kitchen / diner - 16' 6" x 9' 4" (5.05m x 2.85m) range of eye & base level units, single drainer sink unit with tiled splash back, built in oven & hob with extractor hood over, space & plumbing for dishwasher, breakfast bar, laminate flooring, space for table & chairs, rear aspect double glazed window & sliding patio doors leading to rear garden

reverse view -

alternative view -

utility room - 6' 5" x 4' 8" (1.97m x 1.44m) space & plumbing for washing machine & tumble dryer, wall mounted boiler, space for fridge freezer & side aspect frosted double glazed window

first floor landing - fitted carpet, access to loft & side aspect frosted double glazed window

bedroom 1 - 13' 5" x 10' 4" (4.1m x 3.17m) front aspect double glazed window, radiator, fitted carpet & matching fitted wardrobes

reverse view -

bedroom 2 - 11' 2" x 10' 4" (3.42m x 3.17m) rear aspect double glazed window, radiator & fitted carpet



reverse view -

bedroom 3 - 7' 11" x 7' 6" (2.42m x 2.3m) front aspect double glazed window, radiator & fitted carpet

reverse view -

bathroom - 7' 11" x 7' 6" (2.42m x 2.3m) panel enclosed bath with shower attachment & mixer tap, pedestal wash hand basin, low level wc, enclosed shower cubicle, vinyl floor tiles, tiled walls, radiator, extractor fan & rear aspect frosted double glazed window

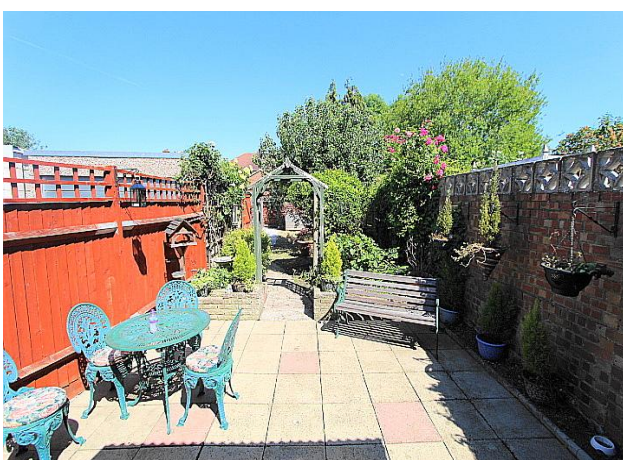
reverse view -

external - off street parking to the front, attractive & low maintenance rear garden with large patio area, external tap & light, timber shed & side gated pedestrian access

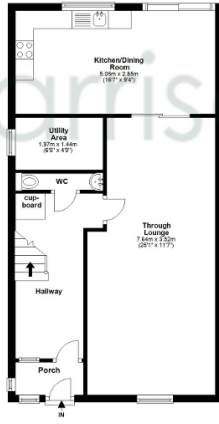
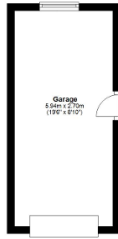
reverse view -

garage - 19' 5" x 8' 10" (5.94m x 2.7m) via shared driveway with both power and lighting

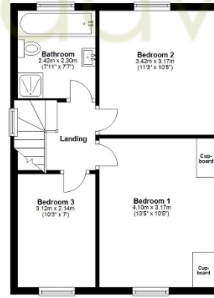




Ground Floor
Approx. 72.9 sq. metres (784.4 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 114.5 sq. metres (1232.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	85
England, Scotland & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		59	83
England, Scotland & Wales	EU Directive 2002/91/EC		