



## Wesley Road UB3 2DR

**CORNER PLOT!!** This spacious 2 double bedroom semi detached house offers excellent potential to extend and improve. Situated off Cold harbour lane near to Lombardy Retail Park, Dr Triplett's Primary School and walking distance to the Uxbridge Road & Hayes Town Centre, Hayes & Harlington Station (Cross Rail anticipated 2022). The property offers space to the side and rear for a generous extension (stpp) in addition to a detached garage with it's own driveway. The accommodation briefly consists entrance hall, lounge, kitchen/diner. 2 double bedrooms and a shower 'wet' room. This is an excellent investment opportunity and your earliest viewing is strongly recommended.

## Accommodation

**CORNER PLOT HOUSE**

well presented throughout

2 Double Bed Semi  
det.House

Potential To Extend

Detached Garage

Own Driveway

Close to Hayes Town  
Centre

Excellent Investment  
Opportunity

## Ground Floor

**Entrance Hall** - Double glazed front door, stairs to landing.

**Lounge** - Double glazed windows to front & rear, radiator.

**Reverse View** -

**Kitchen/Diner** - Fitted units, stainless steel sink, gas cooker point, space for washing machine, double glazed windows to front & rear, wall mounted combination boiler.

**Reverse View** -

**Utility/Store Room** - Door to garden.

**1st Floor/Landing** - Double glazed window to rear, radiator, access to loft space.

**Bedroom 1** - Double glazed window to front, radiator, 2 fitted cupboards.

**Bedroom 2** - Double glazed windows to front & rear, radiator.

**Shower 'Wet Room'** - Walk in tiled shower area, hand wash basin, low level wc, double glazed window to rear, radiator.

**External** - Lawned rear and side garden with much potential to extend + detached garage with own driveway.

**External Side** -





