



Hermon Grove, Hayes, UB3

£525,000 Freehold

FIVE BED HOUSE!! Simple Estate Agents present to the market this five bed extended semi detached house with two bathrooms located close to Hayes Town. Property benefits from off street parking, five bedrooms, two receptions rooms, good size kitchen and two bathrooms. The property is located a short walk to Hayes town, local shops, local schools and Hayes Station. This could make either for a great family home or an investor looking for something with space. Call now to book your viewing..

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GROUND FLOOR
APPROX. FLOOR
AREA 55.3 SQ.M.
(595 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 55.1 SQ.M.
(593 SQ.FT.)

TOTAL APPROX. FLOOR AREA 110.4 SQ.M. (1188 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Coldharbour Ln Hayes UB3 3ES, UK Continue to Coldharbour Ln 21 s (266 ft) 0.
Turn right onto Coldharbour Ln 46 s (446 ft) Continue on Minet Dr. Take Halsway
to Hermon Grove 2 min (0.3 mi) 16 Hermon Grove Hayes UB3 3JZ, UK

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.