



# £330,000 Freehold

**Morrison Road, Hayes, UB4**

Simple Estate Agents are pleased to present this two-bedroom mid-terraced house located on a popular residential road in Hayes.

The property offers two reception rooms, providing flexible living and dining space ideal for first-time buyers, families, or investors. Upstairs features two well-sized bedrooms, making this a practical and comfortable home.

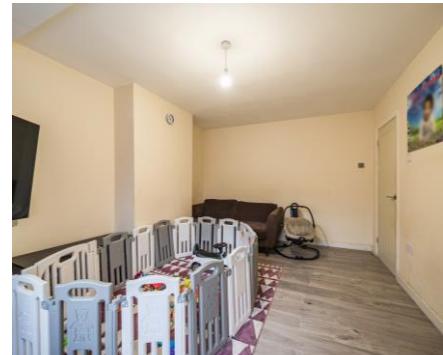
To the rear, the property benefits from a private garden with a brick-built storage unit, offering useful additional space. There is also excellent potential to extend, subject to the usual planning permissions, allowing buyers the opportunity to add value and tailor the property to their needs.

Conveniently situated close to local amenities, schools, and transport links, this home is well located for everyday living.

A great opportunity for buyers looking for a well-located property wit

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Morrison Road, Hayes, UB4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Directions

UB3 3ES  
Coldharbour Ln, Hayes?Take Yeading Ln to Shakespeare Ave6 min (1.5 mi)?Take Stratford Rd and Greenway to Morrison Rd3 min (0.8 mi)32 Morrison RdHayes UB4 9JP

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		

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.