



£550,000 Freehold

Stirling Road, Hayes, UB3

SCOTT AND SPEEDY SEMI DETACHED!! Simple Estate Agents present to the market this large three bed Scott and Speedy Semi Detached house located in a popular road near Hayes Town. The property benefits from off street parking, shared drive to rear garden, two reception rooms and large bedrooms. The property is located in close proximity to Hayes town, bus stops and local shops. This would make for a great home as this has the potential for a rear and loft conversion (STPP). Book your viewing asap....

Stirling Road, Hayes, UB3

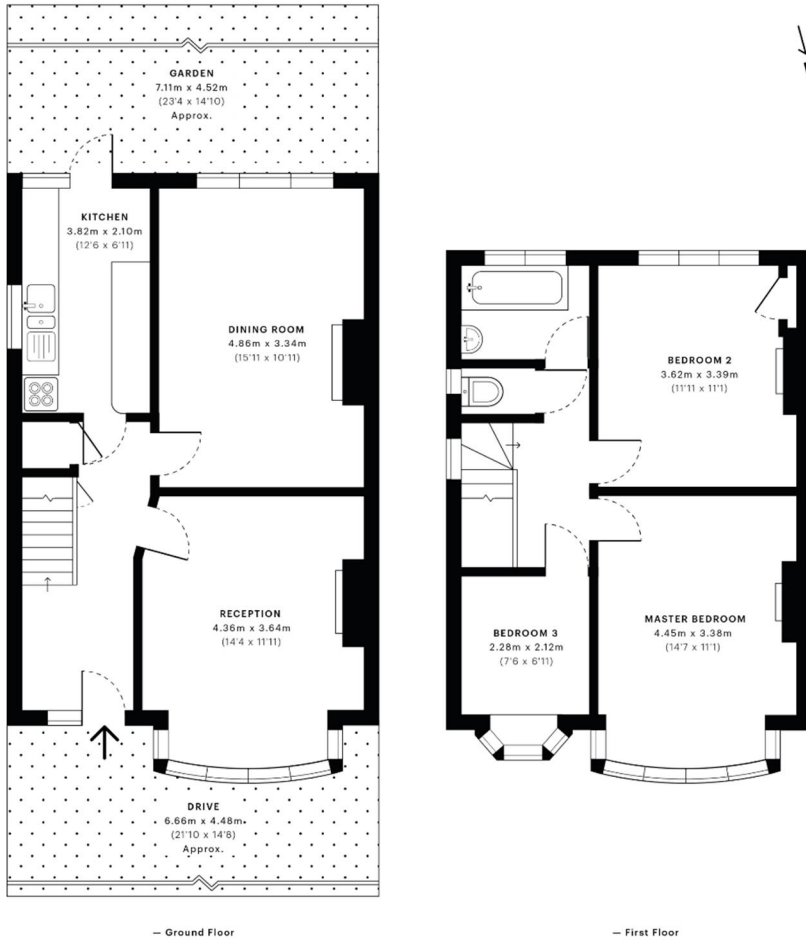


Stirling Road, UB3

CAPTURE DATE 30/06/2020 LASER SCAN POINTS 31,145,202

GROSS INTERNAL AREA

92.64 sqm / 997.17 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
92.64 sqm / 997.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
84.46 sqm / 909.12 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 90.06 sqm / 969.40 sqft
IPMS 3C RESIDENTIAL 85.83 sqm / 923.87 sqft
spec id: 5eecaeb67a8900a10732904

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(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 Head north-east towards Hunters Grove 194 ft
Turn left onto Hunters Grove 128 ft Turn right onto Coldharbour Ln 0.4 mi Turn
right onto Precinct Rd 361 ft Turn left onto Hitherbroom Rd 0.1 mi Hitherbroom Rd
turns right and becomes Stirling Rd 459 ft UB3 3AH Stirling Rd, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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.