



£600,000 Freehold

Botwell Common Road, Hayes, UB3

Simple Estate Agents present to the market this 4 bed extended semi-detached house with two reception rooms. The property benefits from off street parking, 2.5 bathroom/shower rooms, two kitchens, private rear garden and two entrances. The property is located close to Hayes town, close to bus stops, schools and local shops. Call now to book a viewing...

Botwell Common Road, Hayes, UB3

Botwell Common Road Hayes UB3 1JB

Approx Gross Internal Area = 121.9 sq m / 1312 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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 138 ft Turn left onto Hunters Grove 125 ft Turn left onto Coldharbour Ln 0.2 mi At the roundabout, continue straight onto Botwell Ln 217 ft At the roundabout, take the 2nd exit and stay on Botwell Ln 0.2 mi At the roundabout, take the 1st exit and stay on Botwell Ln 0.3 mi At the roundabout, take the 2nd exit onto Botwell Common Rd Destination will be on the right 0.2 mi UB3 1JB Botwell Common Rd, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
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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 WHATSOEVER IN RELATION TO THIS PROPERTY.