



**Goshawk Gardens, Hayes
Middlesex UB4 8LA**

£515,000

EPC Current Band: C

We are delighted to offer for sale this attractive 'C' Type Nash built Semi-Detached home located in the ever popular North Hayes area.

This fine family home boast stylish contemporary accommodation with an open ground floor layout with french doors leading to sizeable gardens and storage garage. The first floor provides 3 bedrooms, a bathroom suite and a very useful informal loft providing a study/den or occasional sleeping area.

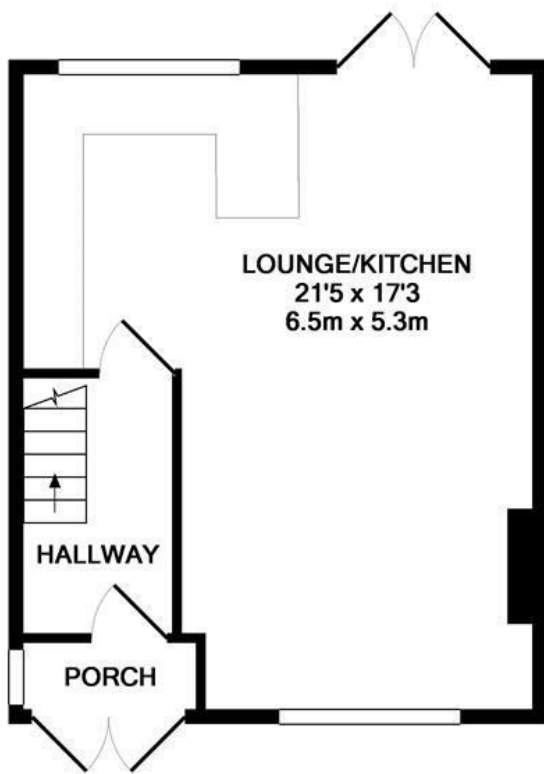
Benefits both gas central heating and double glazed windows

Viewing very highly recommended to avoid disappointment.

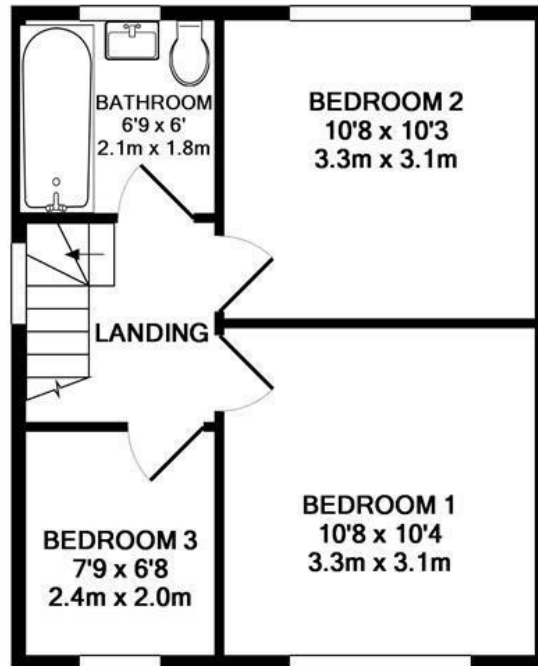
Note: the property is currently let as an unfurnished home and photographs shown are prior to the commencement of the tenancy

- Entrance Porch
- Open Fitted Kitchen
- Informal Loft Space
- Modern Bathroom

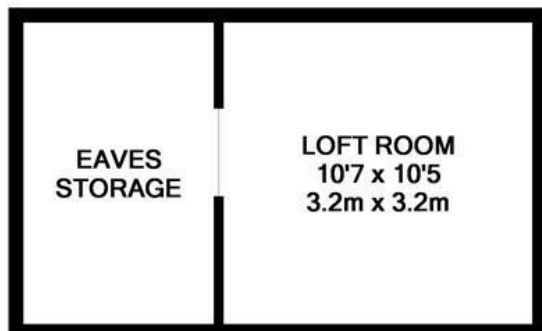




GROUND FLOOR



1ST FLOOR



LOFT

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

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

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