



- Three bedroom end of terrace
- No Chain
- Own Drive
- Garage via service road

14 Dawley Parade , Dawley Road, Hayes, Middlesex , UB3 1EB

Guide Price £475,000

Offered to the market with the benefit of NO ONWARD CHAIN is this three bedroom, two bathroom extended end of terrace. The property is in need of some modernisation but offers the new owner a blank canvass to modernise and extend subject to the usual consents. As the vendors sole appointed agent internal viewings are strongly recommended to avoid disappointment.





## Property Description

### PROPERTY

Accommodation briefly comprises of entrance hall, 12ft sitting room, 13ft kitchen, ground floor wet room and 15ft conservatory. To the first floor are three good sized bedrooms and the family bathroom.

### OUTSIDE

Outside to the rear there is a good sized garden with a laid to lawn area, shrub borders and access to the double garage. There is a gate service road at the back of the property for residential access.

### LOCATION

Dawley Parade is positioned in a central location within easy reach of Wood End and Lake Farm Schools. There are also good transport links from the Uxbridge Road to Uxbridge Town Centre with its array of shopping facilities, restaurants, bars and Underground Station providing Metropolitan and Piccadilly line services to Central London. Also, there is easy access to Hayes town with its mainline station providing swift access to Paddington station. Stockley business park and Heathrow airport are also within easy reach.

### TENURE

Freehold sale  
London Borough of Hillingdon  
Council tax band: D  
EPC rating









# Dawley parade

Approximate Gross Internal Floor Area = 111.9 sq m / 1205 sq ft

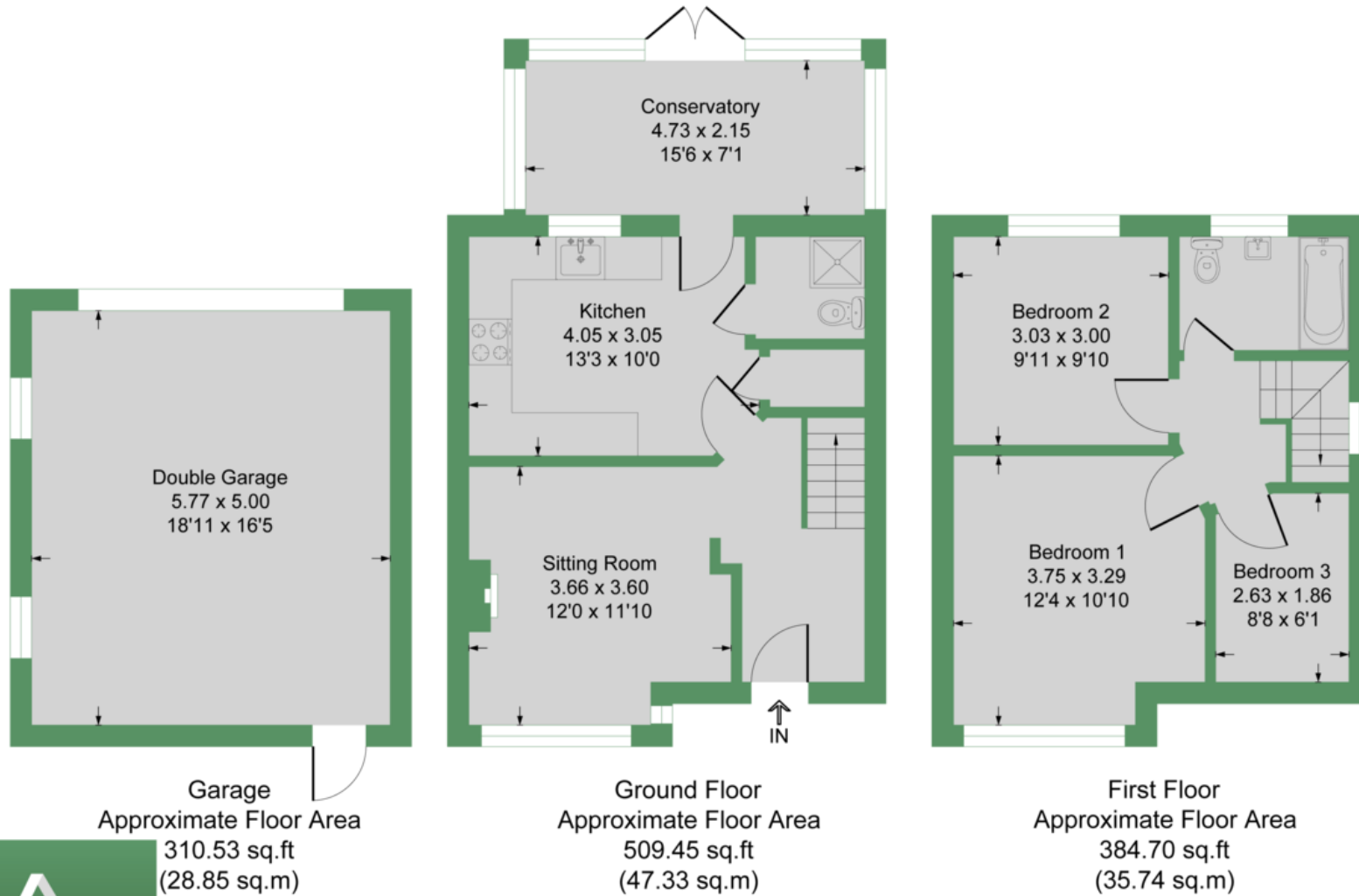


Illustration for identification purposes only, measurements are approximate, not to scale.

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