



£675,000 Freehold

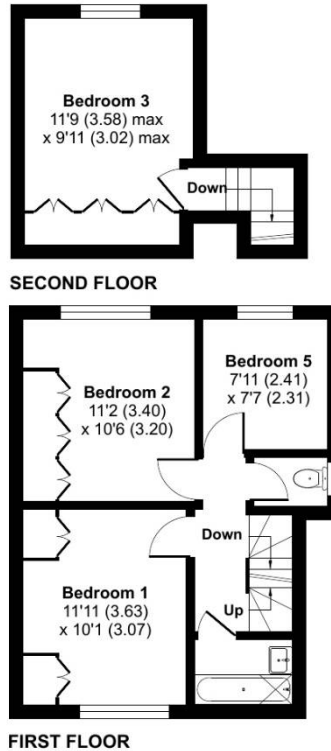
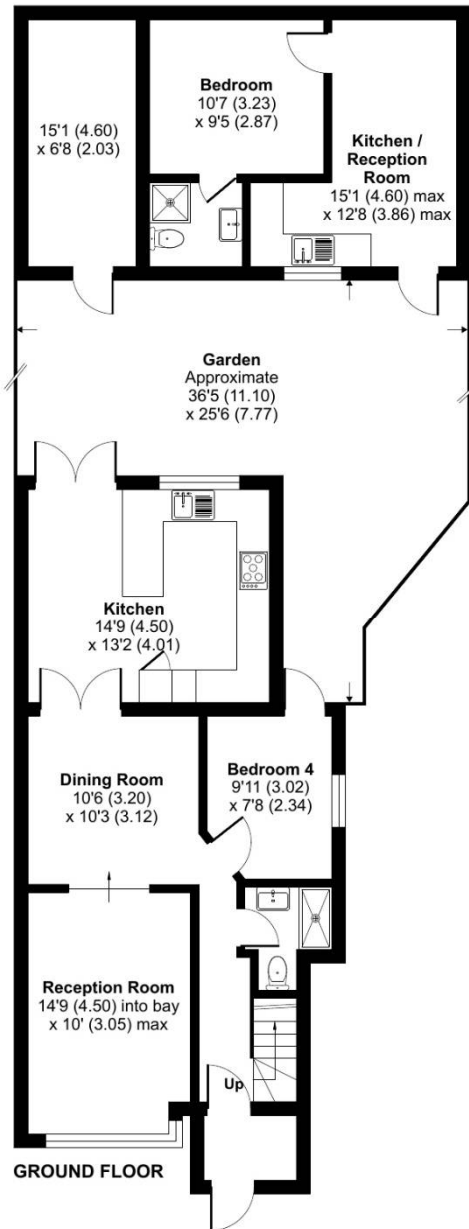
Hydeway, Hayes, UB3

GREAT LOCATION! Simple Estate Agents present at the market this extended semi-detached home offering spacious and versatile living accommodation perfect for families. This impressive property boasts five generously sized bedrooms, providing ample space for relaxation and personal retreat.

# Hydeway, Hayes, UB3

## Hyde Way, Hayes, UB3

Approximate Area = 1254 sq ft / 116.5 sq m  
 Annexe = 286 sq ft / 26.5 sq m  
 Outbuilding = 101 sq ft / 9.4 sq m  
 Total = 1641 sq ft / 152.4 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1139076

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 25 sec (266 ft) ? Continue on Coldharbour Ln to Hayes Town 2 min (0.2 mi) ? Follow Station Rd to N Hyde Rd 3 min (0.5 mi) Turn left onto N Hyde Rd ? 49 sec (0.2 mi) Turn right onto Hyde Way Destination will be on the left ? 1 min (0.1 mi) UB3 4PB Hyde Way, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.