



£750,000 Freehold

Charville Lane, Hayes, UB4

DETACHED BUNGALOW!! Simple Estate Agents present to the market this large 4 bed detached bungalow in North Hayes. The property benefits from ample off street parking, 4 bedrooms, 2 bathroom shower rooms, conservatory and a large rear garden. Located in a quiet part of North Hayes the property is close to bus stops and local schools. Call to book your viewing .

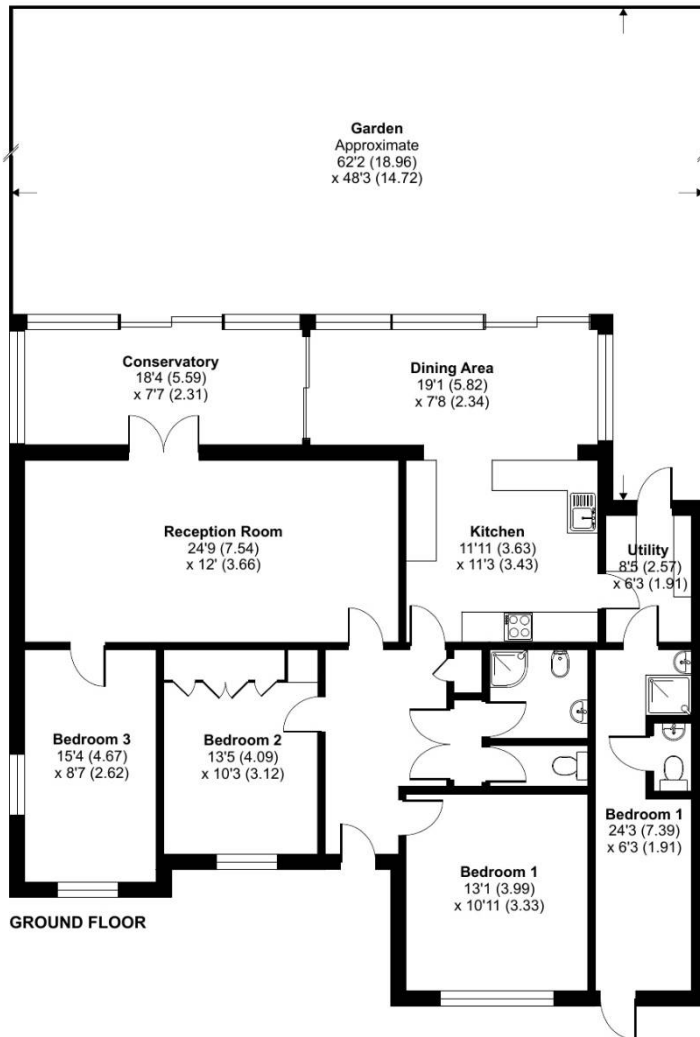
t. 020 8573 4663 f. 020 8561 2606 w. [www.simpleEA.com](http://www.simpleEA.com) e. [info@simpleEA.com](mailto:info@simpleEA.com)

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Approximate Area = 1635 sq ft / 151.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Directions

UB3 3ES Coldharbour Ln, Hayes ? Take Coldharbour Ln, Uxbridge Rd/A4020 and Park Ln to Bradenham Rd 9 min (2.2 mi) ? Continue on Bradenham Rd. Take Goshawk Gardens and Bury Ave to Charville Ln 2 min (0.5 mi) UB4 8PD Charville Ln, 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>70</b>
(39-54) <b>E</b>		
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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 WHATEVER IN RELATION TO THIS PROPERTY.