



HUNTERS®
HERE TO GET *you* THERE



Douglas Crescent, Hayes

£450,000



Brought to the market in Douglas Crescent, North Hayes is this well presented two bedroom, semi detached bungalow. The property has fantastic scope for development/extension subject to planning permission.

The property comprises entrance hall, modern fitted kitchen, three piece bathroom suite, two bedrooms, reception room and a lean to/conservatory. Outside you have a generous rear garden with side access and a paved front garden with scope for off street parking.

Douglas Crescent is situated in North Hayes off Willow Tree Lane. You are within easy reach of local amenities, transport links and motorway links with the A312/A40 being a short drive away. The newly opened Elizabeth Line is also in commuting distance providing greater access into London.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978

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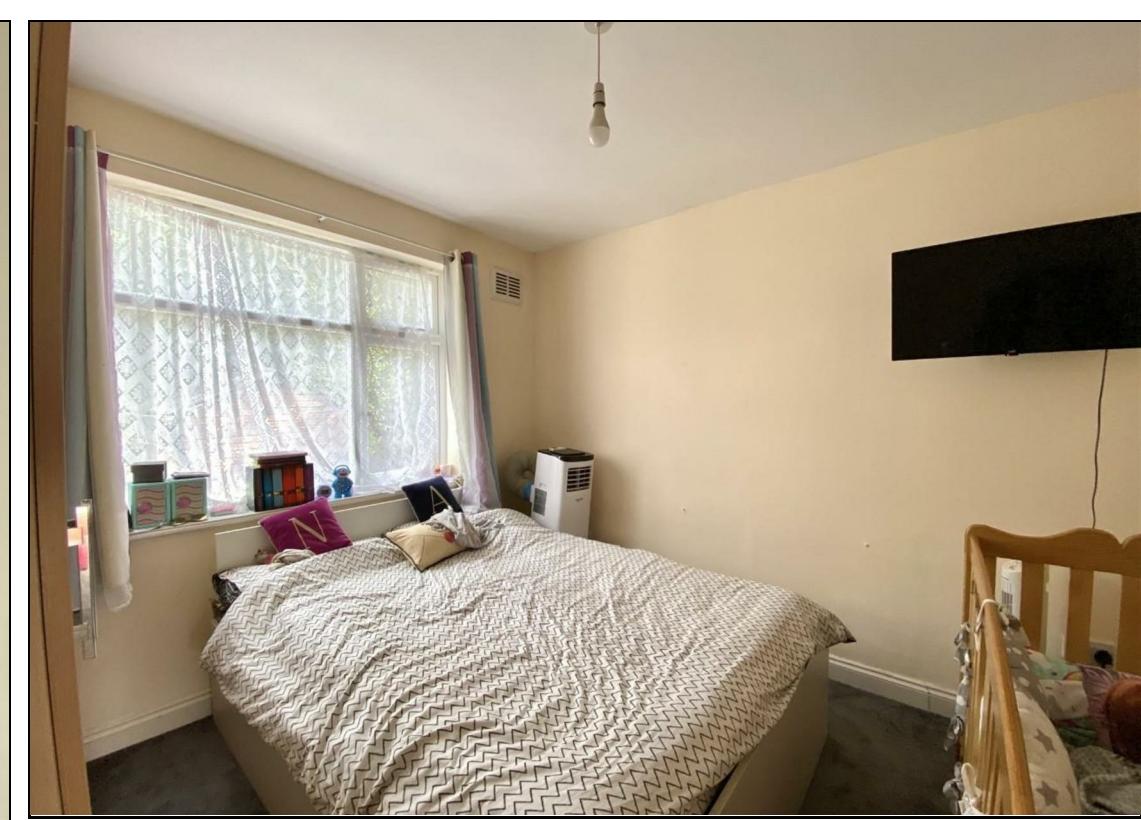
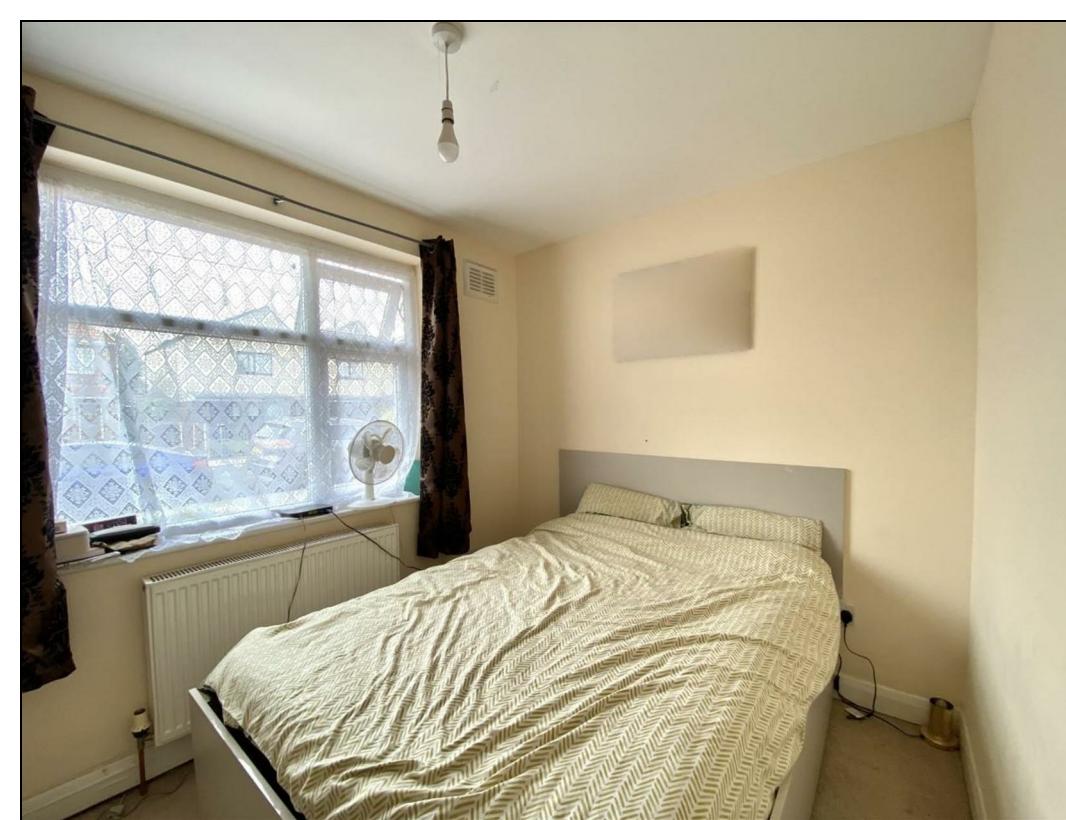


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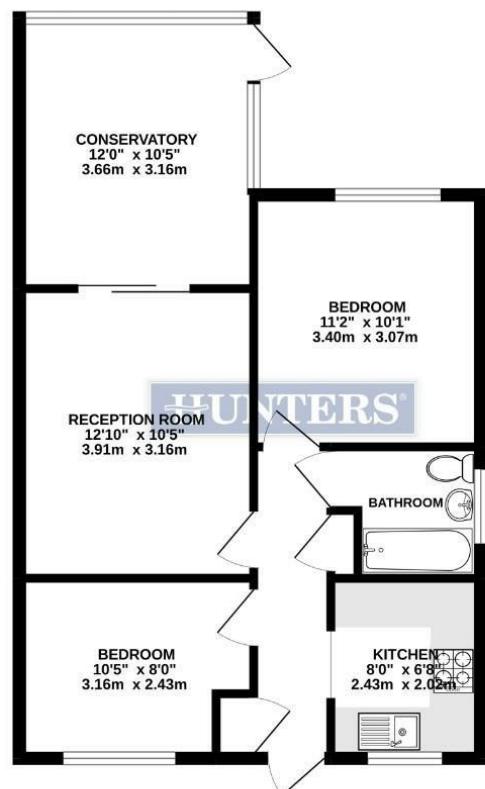
KEY FEATURES

- Two Bedrooms
- Semi Detached
- Bungalow
- Modern Throughout
- Generous Rear Garden
- Scope To Develop/Extend (STPP)
 - Fitted Kitchen
 - Bathroom Suite
 - EPC Rating D
- Easy Reach To The A312/A40 Links



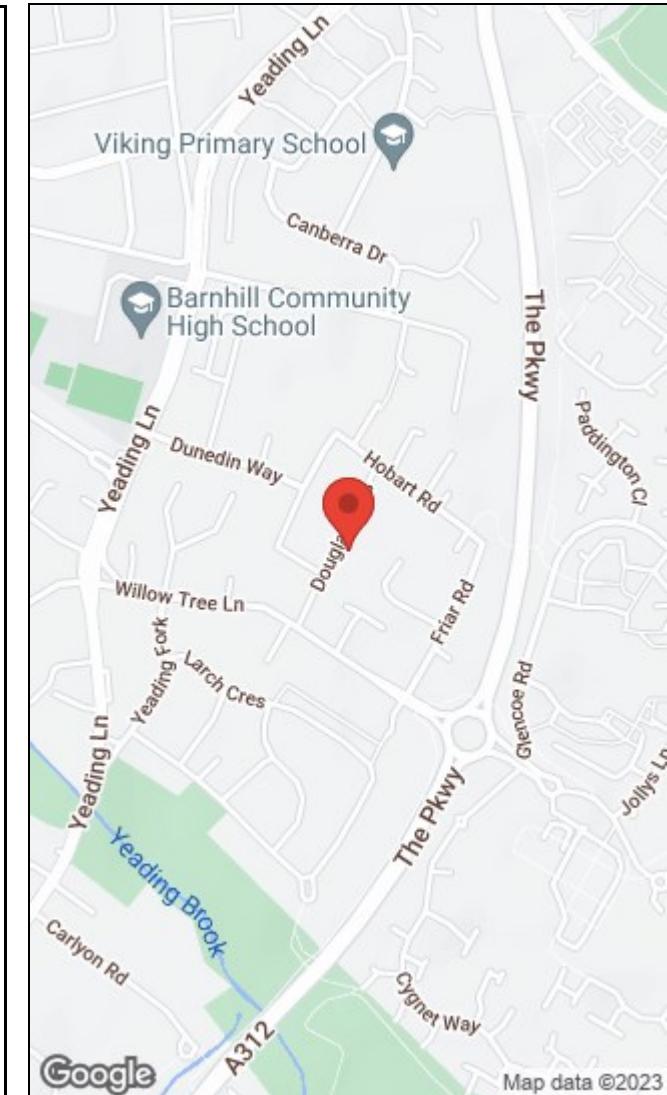


GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



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TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The floorplan is for general information only and is not intended as a contract to 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.
Made with floorbox 0.0.222



Map data ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	88	58

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		
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