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4 3 2 E

A substantially sized 4/6 bedroom detached family home situated in a prominent position in central Hayes Town. This Scott and Speedie built house has been with the current owner for over 45 years and features an annex and surgery which was previously used as a well-established dental practice. Offering extensive and adaptable accommodation to suit individual tastes, this property would be perfect for a large extended family.

With a floor space of 2660 sq ft the property features an impressive entrance hall which leads to many of the ground floor rooms as well as a staircase rising to the first floor. The living room features a large front aspect bay window and fireplace, there is a dining room and study, as well as an extensive kitchen/breakfast room with an array of fitted units. All rooms to the rear of the property benefit from access via French doors out to the well-stocked rear garden giving the rear of the house a homely country feel. The granny annex incorporates a living room with shower-room leading to a separate bedroom with a door leading to the side. The dental surgery is well decorated throughout and boasts its own entrance separate to the main property. The surgery incorporates an ample sized waiting room for clients, office, W.C, two surgery rooms with dental chairs and a preparation room.

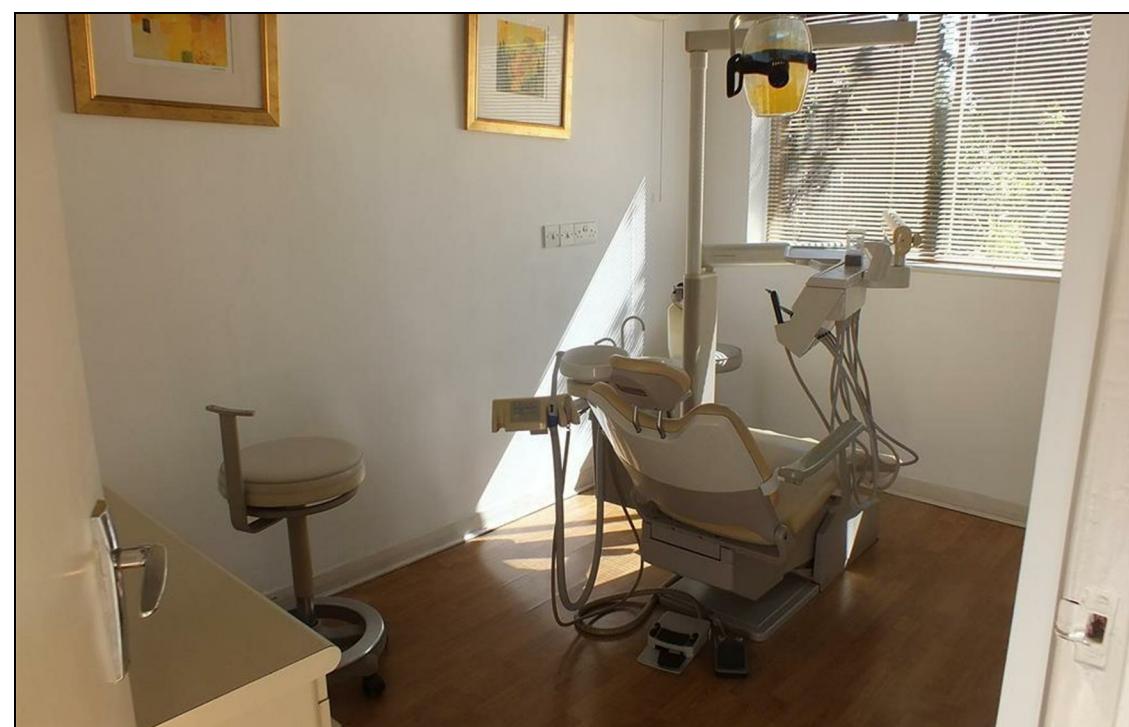
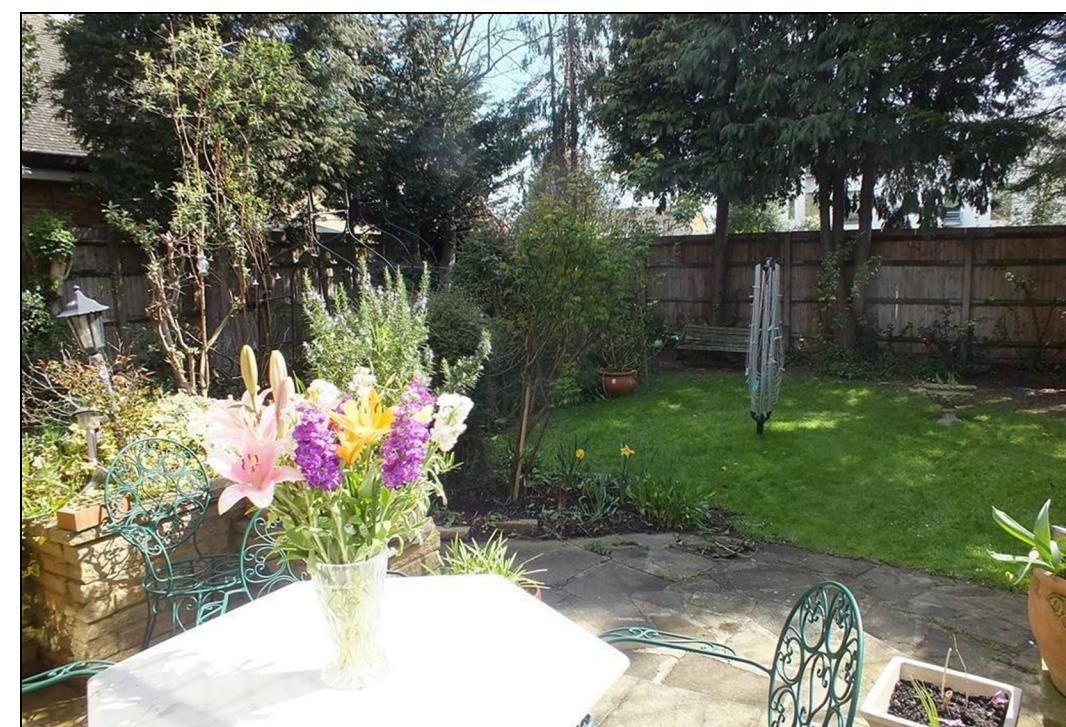
A sizeable first floor landing leads to four double bedrooms and a bathroom. The master bedroom has a front aspect bay window and incorporates an en-suite shower-room and fitted wardrobes. The third bedroom also has a small front aspect bay window whilst the other two bedrooms overlook the rear garden.

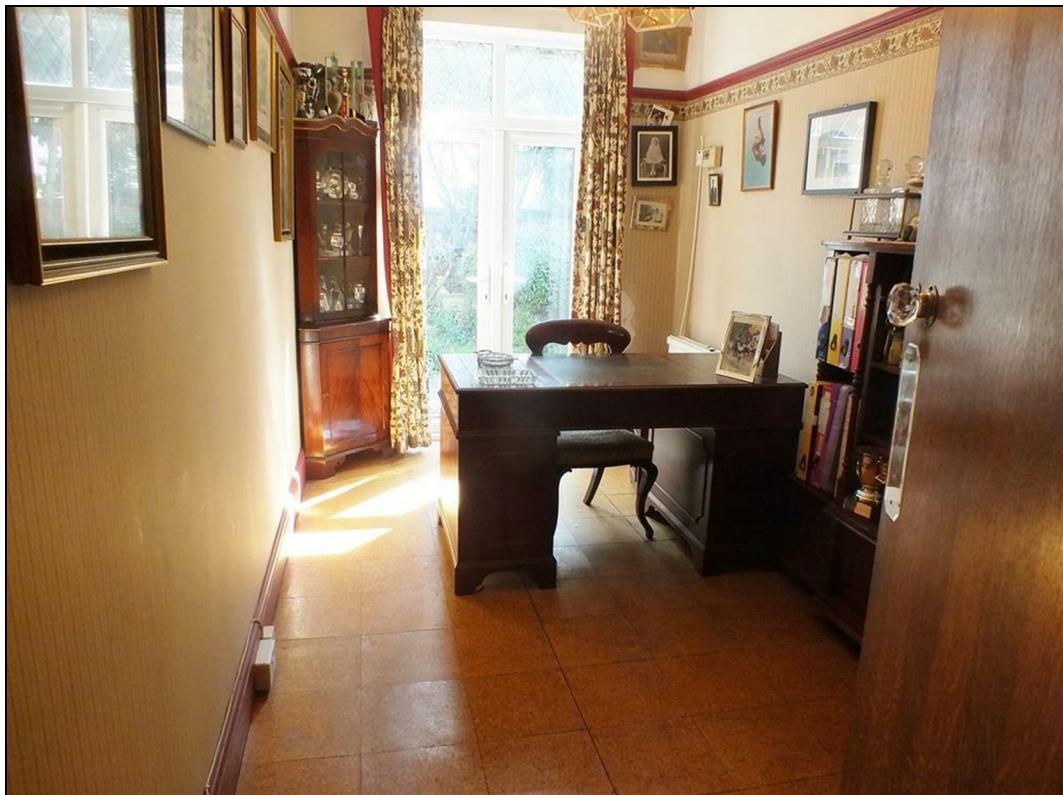
Both the house and annex are served by a gas fired boiler which serves the radiators and provides the domestic hot water. Electric immersion heater in hot water cylinder. The surgery has a gas fired boiler also servicing the radiators and the domestic hot water is provided by the house and annex boiler with electric immersion heater in hot water cylinder. The pro

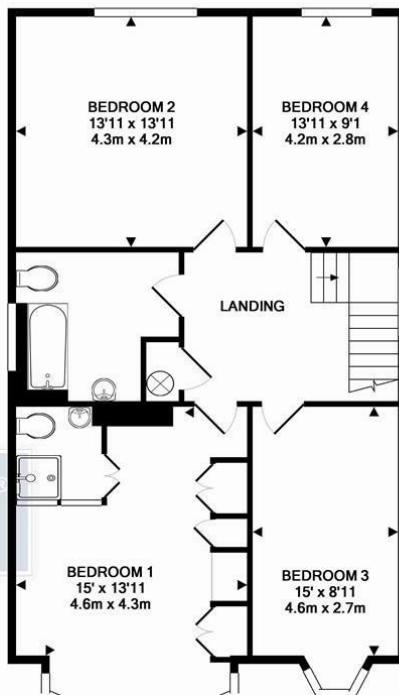
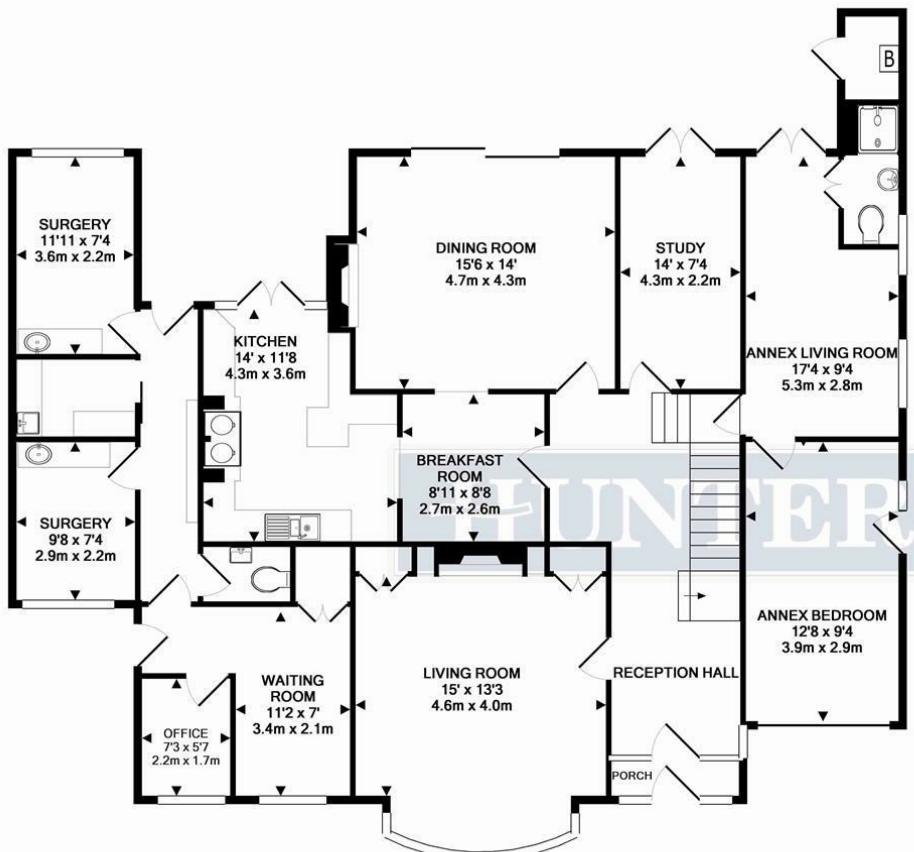
## KEY FEATURES

- Substantial Detached Family Residence
- 4/6 Bedrooms, Two Bathrooms and En-Suite Shower-Room
- Kitchen/Breakfast Room and Study
- Self Contained Dental Surgery and Annex/Bedroom Five
- Dining Room/Bedroom Six and Living Room
- Extensive Rear Garden
- Own Driveway
- EPC Rating: E

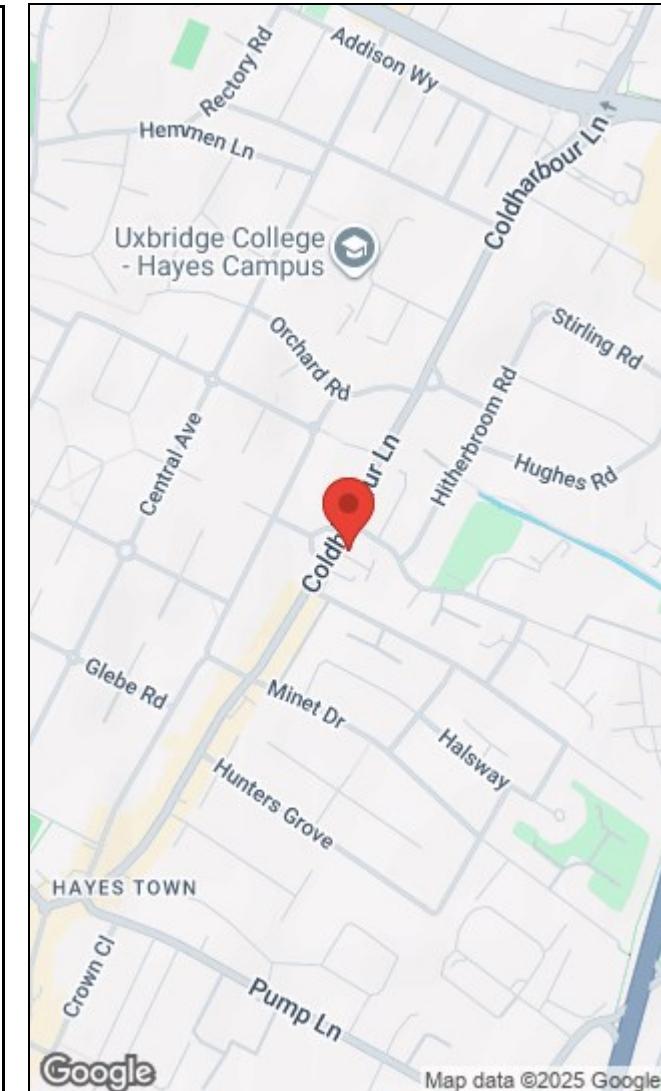








TOTAL APPROX. FLOOR AREA 2690 SQ.FT. (249.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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