



GUIDE PRICE

£950,000

West Common Road

Hayes, BR2 7BY

PROPERTY SUMMARY

** GUIDE PRICE £950,000 - £1,000,000 ** 'Deep End', is an unique detached property with direct access onto Hayes common. Set in a desirable location just off West Common Road in its own grounds with electric gates and cctv.

The house was built in the 1970's and is offered chain free.

On the ground floor are two large bedrooms one of which has been used as a place for study, office work, craft and tv room with various useful fitted cabinets. Could easily be put back to use as a bedroom if so desired or plenty of space to add a bed and keep as it is.

The other large bedroom has an ensuite shower and wash room with fully fitted bedroom suite. Large French double doors open onto the lovely sunken patio with small walled flower garden and greenery.

Across the hallway is a fully fitted bathroom wet room with shower.

Leading to the other end of the hallway and stairs is a useful utility room of a good size.

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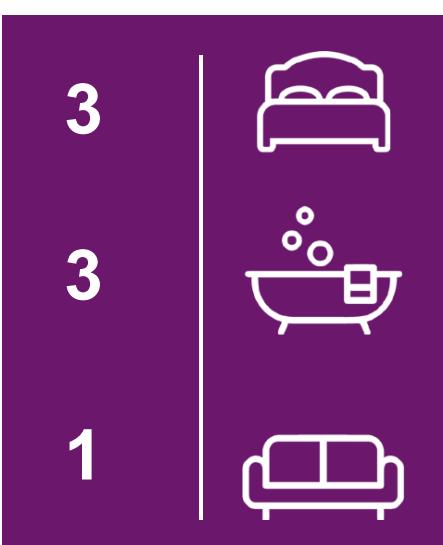
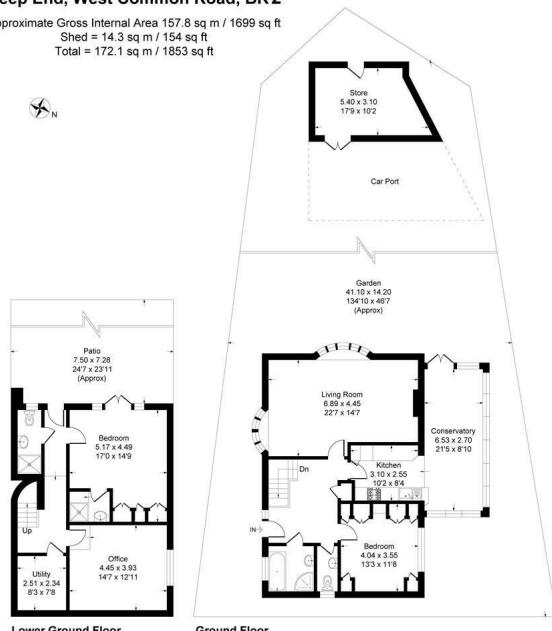






Deep End, West Common Road, BR2

Approximate Gross Internal Area 157.8 sq m / 1699 sq ft
 Shed = 14.3 sq m / 154 sq ft
 Total = 172.1 sq m / 1853 sq ft



Energy Efficiency 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

EPC RATING: COUNCIL TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair  **Hammelton**

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