

**Shaw
& Co**
ESTATE
AGENTS

OFFERS IN EXCESS OF

£550,000

Bedford Avenue

Hayes, UB4 0DS

PROPERTY SUMMARY

Presenting a spacious four/five bedroom home, accommodating all types of living with a bathroom on each floor and totalling over 2000 square foot.

4



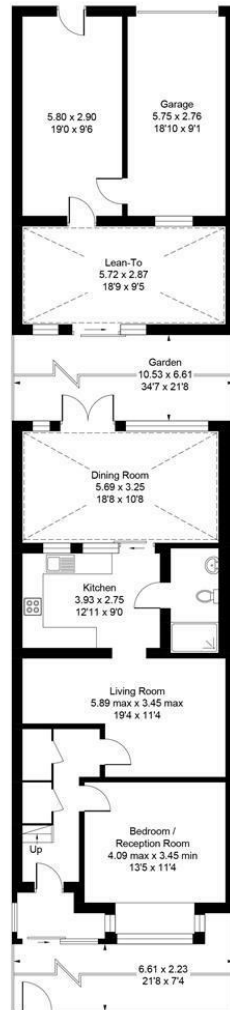
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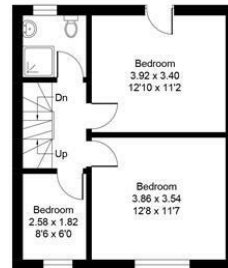




Ground Floor



Second Floor



First Floor

Bedford Avenue, UB4
Approximate Area (Excluding Eaves)
1675 sq ft / 155.6 sq m
Outbuilding = 576 sq ft / 53.5 sq m
Total = 2251 sq ft / 209.1 sq m
For identification only - Not to scale

LOCAL AUTHORITY

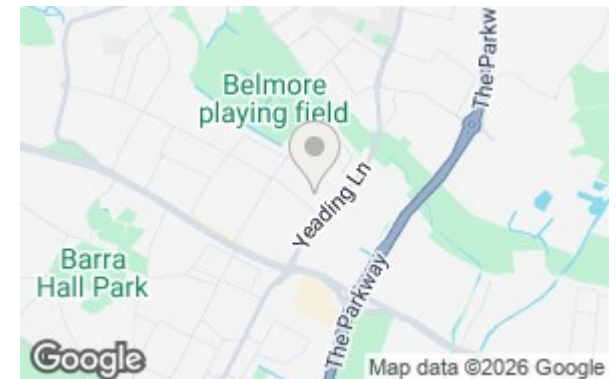
TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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