

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100) A
	(81 to 91) B
	(69 to 80) C
	(55 to 68) D
	(39 to 54) E
	(21 to 38) F
Not energy efficient - higher running costs	(1 to 20) G
Current	53
Potential	83

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EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 to 100) A
	(81 to 91) B
	(69 to 80) C
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	(21 to 38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1 to 20) G
Current	44
Potential	80

Spec Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden are illustrated only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS  
 Chartered Property Measurement  
 Verified spec

96.38 sqm / 1037.43 sqft  
 GROSS INTERNAL AREA (GIA)  
 The surface of the property

88.15 sqm / 945.64 sqft  
 NET INTERNAL AREA (NIA)  
 Excludes walls and structural features

0.00 sqm / 0.00 sqft  
 EXTERNAL STRUCTURAL FEATURES  
 Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft  
 RESTRICTED HEAD HEIGHT  
 Limited use areas less than 2.0m

96.38 sqm / 1037.43 sqft  
 GROSS INTERNAL AREA

24/06/2020  
 CAPTURE DATE

LABER SCAN POINTS 29,475,722

Hanover Circle, UB3

96.38 sqm / 1037.43 sqft





Castle residential are pleased to offer to the market this EXTENDED three bedroom semi detached family home. The property comes with a wealth of benefits throughout the 1000sqft+ of space including a modern open plan layout downstairs.



Downstairs the reception now offers a space of over 30' from front to back offering versatile use and ample space to plan how to arrange your new home with the kitchen still in the original place. Upstairs are three bedrooms (two doubles and a single) and a family bathroom.



Outside comes with even more, with off street parking to the front and to the rear a stunning South Facing rear garden landscaped by the current owner to provide a beautiful water features , sitting area with electric awning. With mature tree and shrub borders in parts.

Situated in a residential road in Hayes which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing effortless access to Uxbridge Town Centre. With its variety of shops and restaurants. Also Metropolitan/Piccadilly train station, Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.

