

Nine Acres Close

Hayes • • UB3 1SW
Guide Price: £530,000



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A modern and spacious 'Linked' semi detached townhouse tucked away in this sought after Barratt built development within South Hayes making it ideal for the growing family. The accommodation on offer is arranged over three floors, the ground floor consisting a 17ft x 15ft living/dining room, fitted kitchen and cloakroom. Three of the four bedrooms can be found on the first floor in addition to the family bathroom whilst the top floor comprises of the 17ft master bedroom, dressing area and en-suite.

Linked semi detached townhouse

Four bedrooms

Master with dressing area & en-suite

17ft living room

Fitted kitchen

12ft third bedroom

8ft fourth bedroom

Driveway to 17ft garage

No chain

1 Mile from Hayes & Harlington station (Elizabeth Line)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

To the front of the property there is a driveway that provides off street parking for up to two cars and that leads up to the garage providing additional parking. The spacious rear garden has a patio area closest to the house whilst the majority of the garden is laid to lawn with some flower bed borders, there is also an outdoor tap and rear access to the garage.

Location

Nine Acres Close is a modern and popular development found at the end of Bourne Avenue found within easy reach of local amenities and bus routes. Hayes town with its variety of shops and further transport links via the train station (Elizabeth Line) is just over a mile away whilst Heathrow Airport and the M4 motorway can also be found close by.



Schools:

Pinkwell Primary School 0.4 miles
Cherry Lane Primary School 0.8 miles
Lake Farm Park Academy 1 mile



Train:

Hayes & Harlington 1.0 miles
West Drayton 1.3 miles
London Heathrow Airport Terminals 1, 2 & 3 2.2 miles



Car:

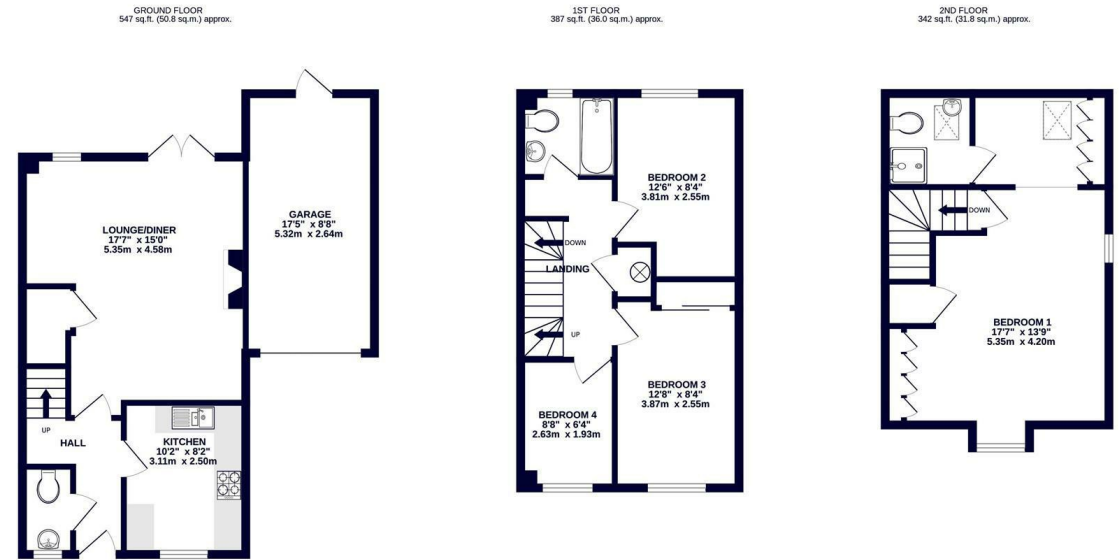
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt 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 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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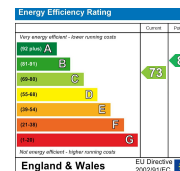


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