



37 Oxford Avenue, Hayes

- Two Bedroom Flat
- Open Plan Living
- Three Piece Bathroom
- Allocated Parking
- Long Lease
- First Floor
- Modern Fitted Kitchen
- Communal Gardens
- Approximately 680 Sq. Ft (63.2 Sq. M)
- EPC Rating C

Offers In Excess Of £299,950

Tenure: Leasehold

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DESCRIPTION

Set in a secluded development in Harlington on Oxford Avenue is this spacious, two bedroom first floor flat offered for sale with NO ONWARD CHAIN! The property is ideal for first time buyers and buy to let investors.

The property comprises entrance foyer to landing, open plan living room with modern fitted kitchen, two double bedrooms, three piece bathroom suite and storage space throughout. Outside you have allocated parking and communal gardens for residents.

Vantage Court is based on Oxford Avenue branching off the Bath Road in Harlington. The property is within easy reach to local amenities, transport links and Heathrow Airport. The M4/M40/M25 motorway links are also a short drive allowing access into outer/inner London. Contact Hunters today for an appointment.



Ground Floor
Approx. 63.2 sq. metres (680.0 sq. feet)



Total area: approx. 63.2 sq. metres (680.0 sq. feet)

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	78	79	
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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