



**HUNTERS**<sup>®</sup>

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 4  1  2  D

# Victoria Close, Hayes, UB3 2PW

## Offers In The Region Of £535,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Situated in a quiet cul-de sac in Hayes End is this well presented, modern four bedroom detached bungalow in Victoria Close. The property is ideal for families with its location being within close proximity to local schools and amenities.

The property comprises entrance hall, dining room/forth bedroom, study, reception room, ground floor double bedroom with fitted wardrobe and modern fitted kitchen. To the first floor there are two bedrooms and a separate w.c. Outside the property has private front and rear gardens, large outbuildings and an allocated parking space with a garage.

Victoria Close is situated in Hayes End in a quiet location and is walking distance to local schools and amenities. The Uxbridge Road is within easy reach providing further transport links, restaurants and eateries along with access towards the A40/A312 motorway links. Hayes Town is within commuting range now providing greater access into London with the newly opened Elizabeth Line along with Heathrow Airport and Stockley Park.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978  
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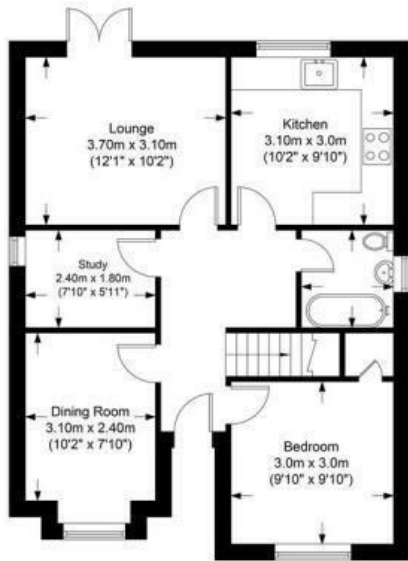
## KEY FEATURES

- Detached Bungalow
  - Four Bedrooms
- Modern Bathroom Suite & Separate WC
  - Allocated Parking & Garage
- Private Rear Garden w/ Large Outbuilding
  - Located In A Quiet Cul De Sac
  - Reception Room & Study
  - Modern Fitted Kitchen
    - EPC Rating D
- Close Proximity To Schools & Amenities

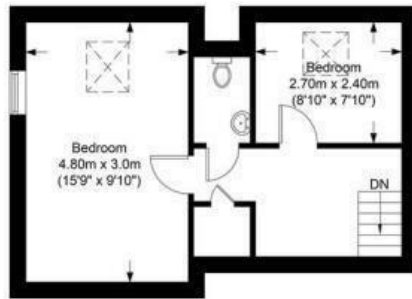




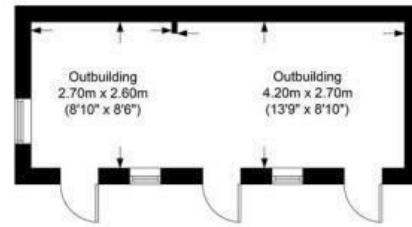
Approximate Gross Internal Floor Area : 107.40 sq m / 1156.04 sq ft



Ground Floor



First Floor



Outbuilding

Illustration purposes only. All measurements are approximate.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>86</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>66</b>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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