



## Waylands, , Hayes, UB3 2QU

- Three Bedrooms
- NO CHAIN
- Modern Bathroom Suite
- Private Rear Garden
- EPC Rating D
- End of Terraced
- Well Presented Throughout
- Large Kitchen/Diner
- Close Proximity To Uxbridge Road
- Double Glazed & Gas Central Heating

**Offers In Excess Of £449,950**



# Waylands, , Hayes, UB3 2QU - Offers In Excess Of £449,950

## DESCRIPTION

Situated on Waylands in Hayes End is this well presented, three bedroom, end of terraced home offered for sale with NO ONWARD CHAIN and VACANT POSSESSION. The property is ideal for first time buyers or buy to let investors with a potential gross yield in the region of 4.8%.

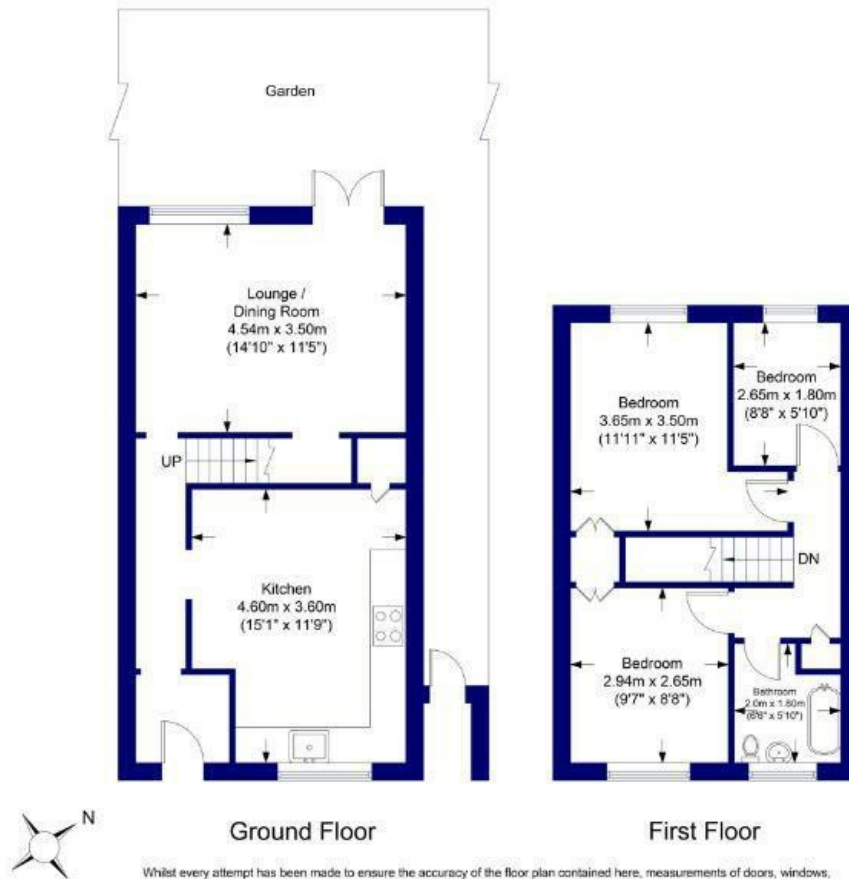
The property comprises entrance hall, large kitchen/diner, reception room, three first floor bedrooms, modern bathroom suite and ample storage throughout. Externally the property has front and rear gardens. Parking is available on the street.

Waylands is based in Hayes End off Tudor Road and is within close proximity to the Uxbridge Road providing an array of restaurants, amenities, transport links and multiple shopping facilities. The newly opened Elizabeth Line is also travelling distance providing greater access into London.





Approximate Gross Internal Floor Area : 74.69 sq m / 803.95 sq ft  
 Garden Measurement - (6.50m x 6.30m = 21'3" x 20'8")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
 This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

### Viewings

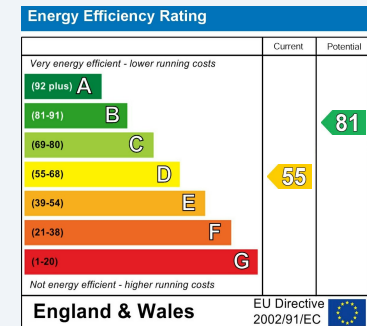
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

