



## Sharpness Close, Hayes, UB4 9SW

- One Bedroom
- Allocated Parking
- Large Reception Room
- Perfect Starter Home
- Walking Distance to Amenities, Transport Links & Schools
- Freehold House
- Fitted Kitchen
- Private Rear Garden
- Quiet & Popular Cul de Sac Location
- EPC Rating TBC

**Offers In The Region Of £307,500**

**Tenure: Freehold**

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# Sharpness Close, Hayes

## DESCRIPTION

Situated in a sought after location in Yeading is this well presented, one bedroom house on Sharpness Close. The property has the benefit of being FREEHOLD and is perfect for first time buyers wanting to take their first step on to the property ladder.

The property comprises entrance hall, fitted kitchen, large 16ft reception room, one double bedroom with fitted wardrobes, three piece bathroom suite and ample storage throughout. Outside the property you have a part decked, part lawn rear garden and to the front an allocated parking space. There are no restrictions on the street for visitors also.

The property is located close to Yeading Marina & with easy access to Willow Tree Open Space Parkland, local shops, amenities and transport links allowing access into surrounding areas including Hayes, Southall, Greenford, Northolt, and Uxbridge. The A312/A40 motorway links are short drive away which allows access to inner and outer London and Heathrow Airport.



GROUND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.

1ST FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA - 461 sq.ft. (42.8 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.  
Made with Metropix 12/2023

## 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: C

## 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
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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