



## 99 Varcoe Gardens, , Hayes, UB3 2FJ

- One Bedroom
- Balcony
- Viewing Recommended
- Three Piece Bathroom Suite
- Long Lease
- Second Floor Apartment
- Popular Development
- Fitted Kitchen
- Open Plan
- EPC Rating: B

**Offers In Excess Of £210,000**





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## DESCRIPTION

Situated in a popular development in Hayes End is this modern, one bedroom second floor flat. The property is ideal for first time buyers or buy to let investors.

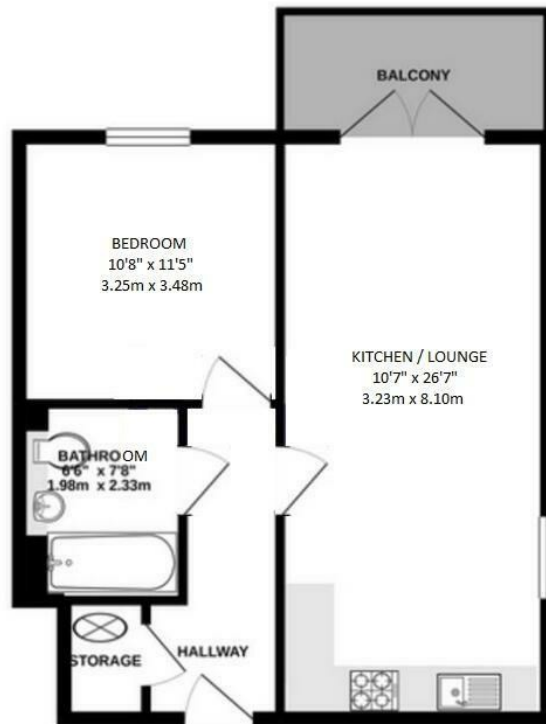
The property comprises entrance hall, storage cupboard, three piece bathroom suite, double bedroom, open plan living space with a modern fitted kitchen. The property also benefits from a private balcony and communal gardens within the grounds. The entrance to the building also has a video entry system.

Located just off Judge Heath Lane, the U4 bus route provides convenient access to Hayes and Harlington Station which now services the Elizabeth Line. Other amenities on offer include supermarkets, food outlets, Botwell Green Sports and Leisure Centre as well as Barra Hall Park. In addition, the location of this property provides good commuter access to Stockley Business Park which incorporates an array of Blue Chip companies and is only a short 5 mile bus ride away from the main terminals at Heathrow Airport.





GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



### Viewings

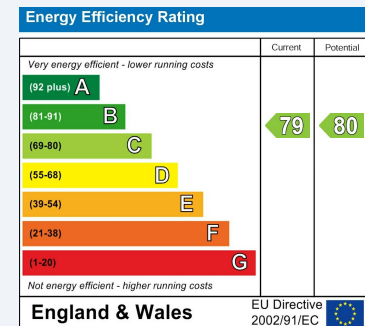
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.