



## Gade Close, , Hayes, UB3 3PY

- Two Bedroom
- Own Drive To Garage
- No Chain
- Private Rear Garden
- Blank Canvas & Requires Modernisation
- Semi Detached House
- Large Reception Room
- Vacant Possession
- Potential To Extend & Convert (STPP)
- EPC Rating D

**Asking Price £450,000**

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

# Gade Close, , Hayes, UB3 3PY - Asking Price £450,000

## DESCRIPTION

Situated in a residential cul de sac on Gade Close is this two bedroom, semi detached house offered for sale with NO ONWARD CHAIN! The property is a blank canvas, requiring modernization throughout being perfect for anyone looking for a project and to add their own mark.

The property comprises entrance porch, large reception room, fitted kitchen, under stair storage cupboard, two first floor bedrooms, fitted bathroom suite and further storage units. Outside the property has a private rear garden along with its own driveway with a garage, providing potential to convert or extend subject to planning permission.

Gade Close is situated off Avondale Drive and is within easy reach to Hayes Town providing an array of amenities, transport links, Elizabeth Line (Hayes & Harlington Station), bus links and schools. You are a short drive from the A312/A40 motorway links and dual carriageways, Heathrow Airport and Uxbridge Road.

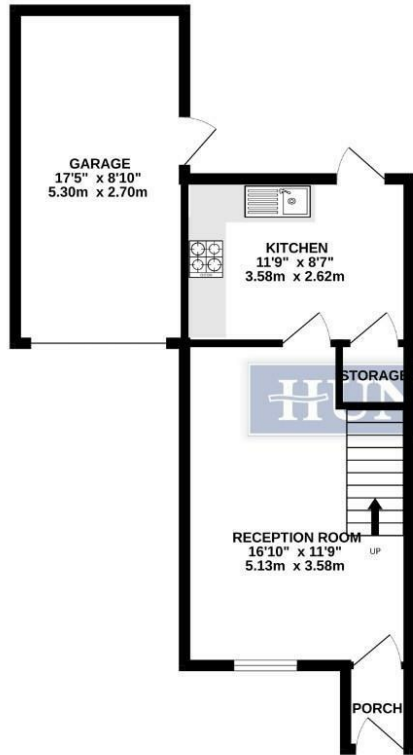




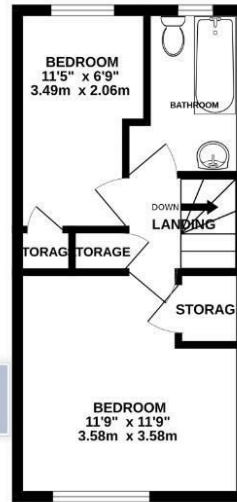




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 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 ©2023

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
<b>England &amp; Wales</b>	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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



31 Coldharbour Lane, Hayes, UB3 3EB  
Tel: 0208 848 0978 Email: [hayes@hunters.com](mailto:hayes@hunters.com) <https://www.hunters.com>