



HUNTERS[®]

HERE TO GET *you* THERE

Binstead Close, Hayes, UB4 9YE

Asking Price £614,950



Hunters Estate Agents are delighted to bring to the market a stylish and beautifully presented three bedroom detached home in Binstead Close, Yeading. The property is situated in a popular residential cul-de sac and is perfect for anyone looking for modern, luxurious living accommodation in a prime location.

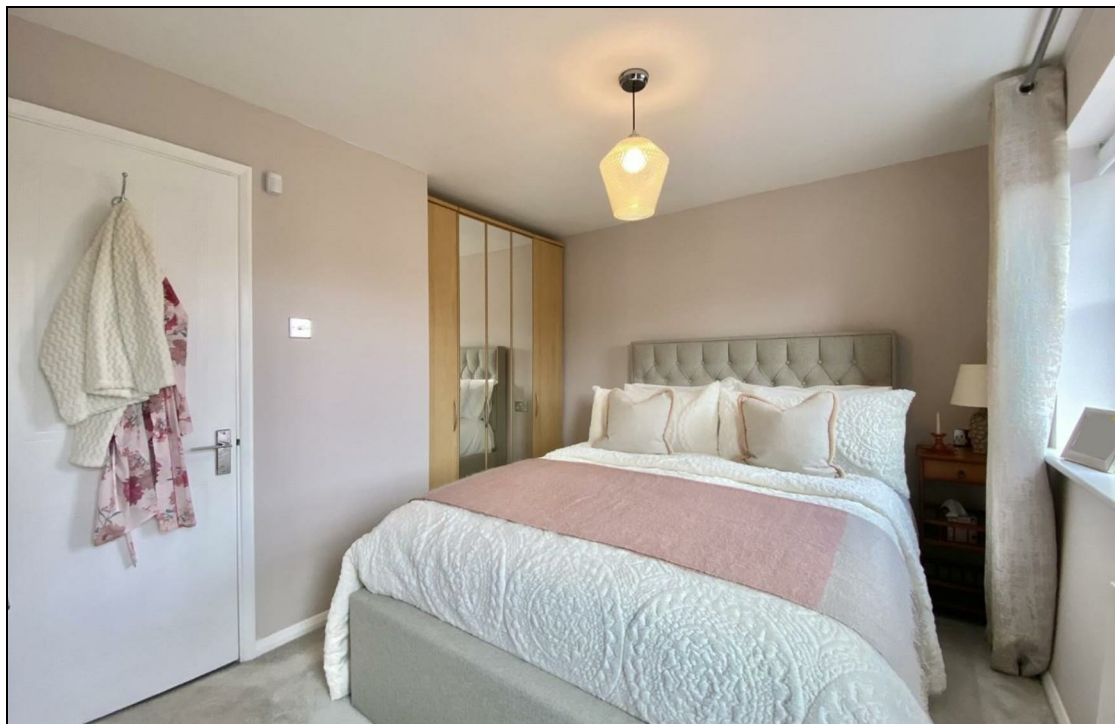
The property comprises entrance porch, reception room, modern fitted and integrated kitchen/diner with bi-folding doors leading into the back garden, ground floor wc, three first floor bedrooms, family bathroom suite and en suite shower room to the master bedroom. Externally the property has a well presented, low maintenance rear garden, own driveway to the front along with an integral garage which has further potential to convert in the future (STPP).

Binstead Close is situated in Yeading, known to be a quiet and sought after location. Benefits include easy access to local shopping centres, amenities and facilities. Access to the A312/A40 motorway links is a short commute away connecting you to inner/outer London and Heathrow Airport, there are also multiple bus links to connect you further into Hayes, Greenford and Northolt all benefiting from Tube stations such as Piccaddily, Metropolitan and the Great Western Line. Contact Hunters today to organise an appointment as viewings are a must.

KEY FEATURES

- Immaculate Three Bedroom Detached Home
- Fitted German Kitchen w/ Integrated Appliances
- Beautiful Open Plan Dining Room w/ Bi-Folding Doors
 - Own Driveway With Integral Garage
 - Low Maintenance Rear Garden
 - En Suite To Master Bedroom
- Separate Family Bathroom Suite & Ground Floor WC
 - Sought After Cul De Sac Location
 - Stylish & Modern Interiors
 - EPC Rating D



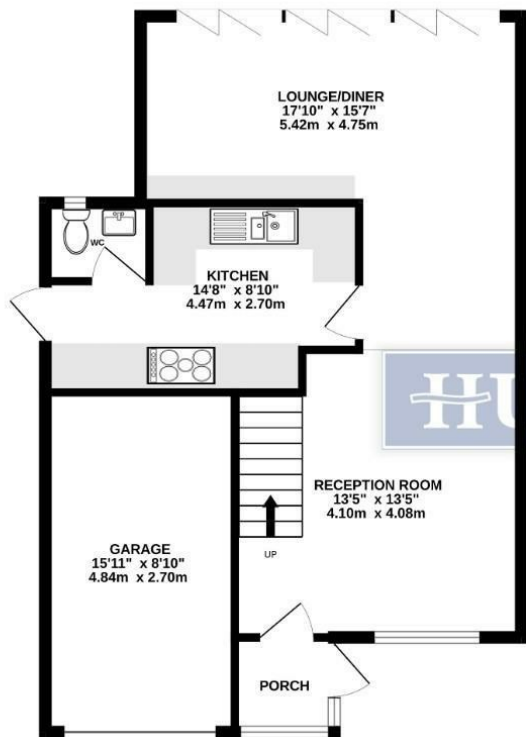




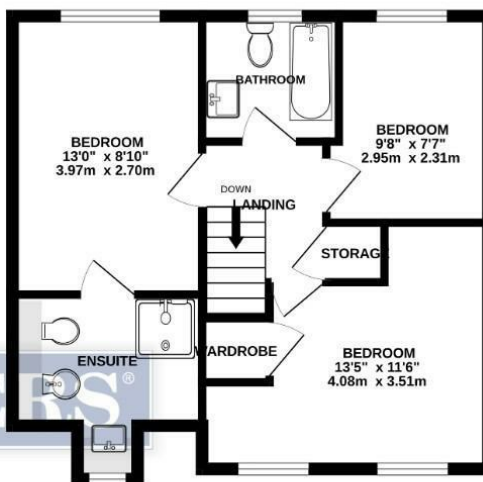




GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

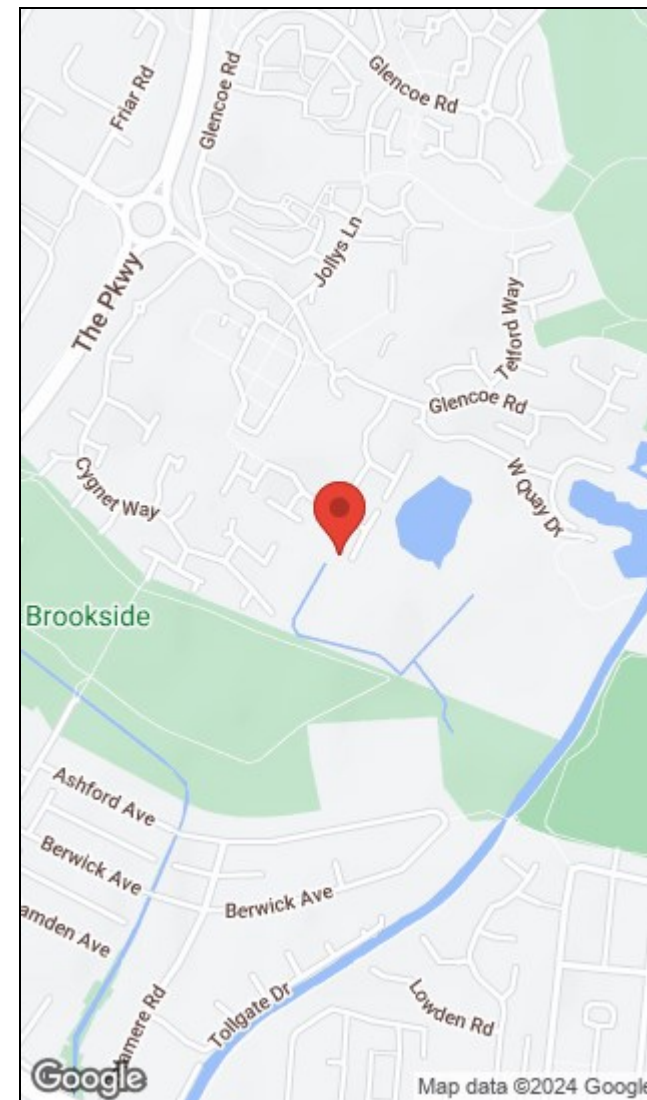


1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	83		
	68		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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