



Church Road, , Hayes, UB3 2LW

- Modern Two Bedroom
- 900+ Year Lease
- In Excess Of 600 Sq. Ft
- Open Plan Living
- EPC Rating TBC
- Share Of Freehold
- No Chain
- Four Piece Bathroom Suite
- First Floor
- Council Tax Band

Asking Price £315,000



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DESCRIPTION

****NO CHAIN**100% RESIDENTIAL BUILDING****

Situated on Church Road in Hayes is this well presented, spacious, two bedroom first floor maisonette. The property offers characterful and light filled living accommodation and is perfect for first time buyers needing easy access to transport links and schools.

The property comprises entrance foyer, entrance hall, open plan living room, stainless steel fitted kitchen, two double bedrooms and four piece bathroom suite. Externally there is permit parking available on street and you are a moments walk from Barra Hall Park.

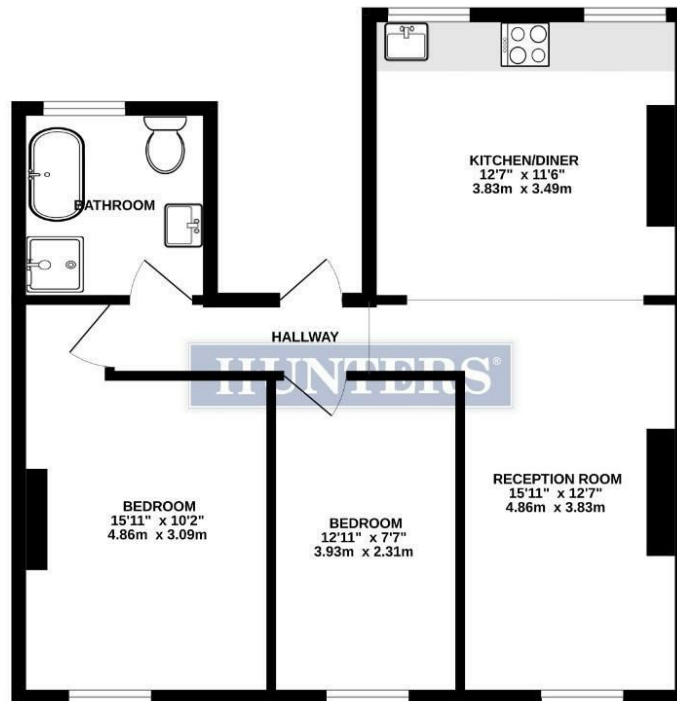
Church Road is a popular and prime residential road in Hayes and is within close proximity to a variety of different schools, amenities, transport links and amenities. You are 1 mile away from Hayes and Harlington Station which now services the Elizabeth Line, the A312/A40/M4 corridors and surrounding areas along with Heathrow Airport and Stockley Park.

Share of freehold
Lease will be 900+ years





GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Viewings

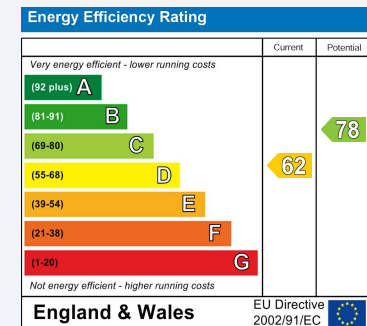
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.