



Waylands, , Hayes, UB3 2QU

- Two Bedrooms
- Large Reception Room
- Fitted Bathroom Suite
- Allocated Single Garage
- Downstairs WC
- End of Terraced
- Kitchen/Diner
- Side & Rear Gardens
- Walking Distance to Amenities & Transport Links
- EPC Rating: D

Offers In Excess Of £385,000



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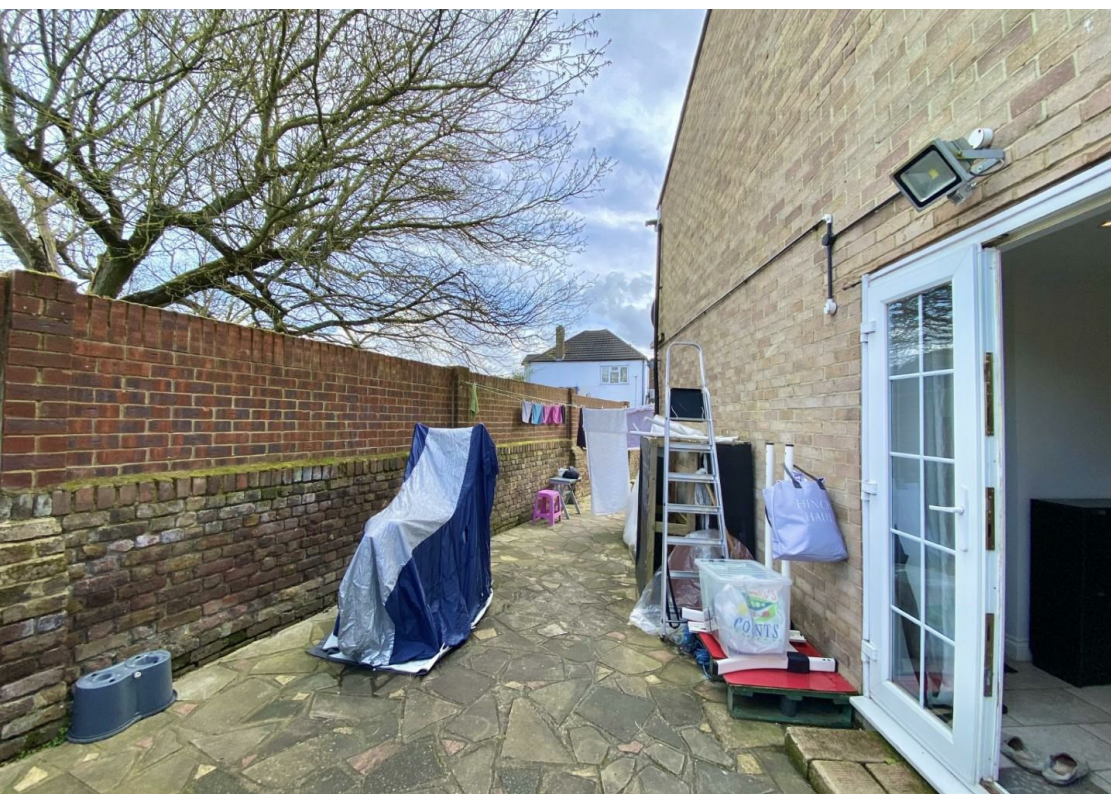
DESCRIPTION

A two bedroom, end of terraced home offered for sale in Waylands, Hayes End. The property is well position being within close proximity to local amenities and transport links, being perfect for a first time buyer or buy to let investor.

The property comprises entrance hall, ground floor w.c, kitchen/diner, large reception room, two first floor bedrooms and a three piece bathroom suite. Outside, the property has side and rear gardens along with an allocated single garage. Parking is available on street and within the cul de sac.

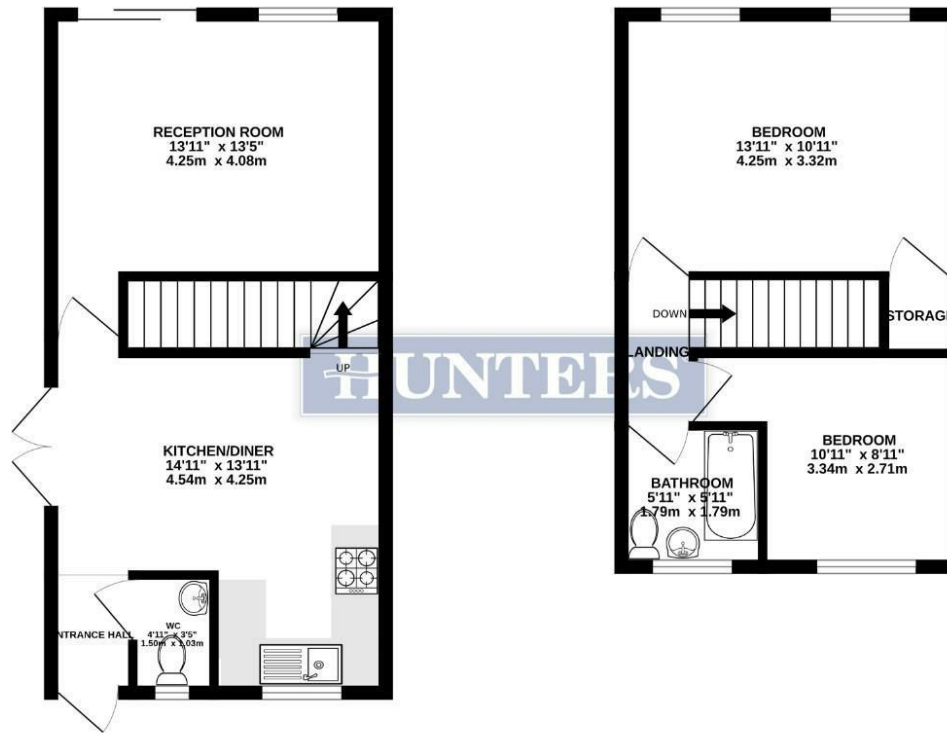
Waylands is based in Hayes End off Tudor Road and is within close proximity to the Uxbridge Road providing an array of restaurants, amenities, transport links and multiple shopping facilities. The newly opened Elizabeth Line is also travelling distance providing greater access into London.





GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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