



Caranation Gardens,
Truscon House,
UB3 4FY

£333,000



Welcome to Truscon House in the charming Carnation Gardens, Hayes! This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a well-appointed bathroom, this house offers comfort and convenience in one package.

One of the standout features of this property is its four meter high ceilings, which not only create a sense of grandeur but also enhance the overall feeling of space and light. Whether you're a first-time buyer, a couple looking to downsize, or an investor seeking a promising opportunity, this apartment has the potential to fulfil your needs.

Located in a sought-after area, Truscon House provides easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a convenient yet peaceful place to call home. Don't miss out on the chance to own this lovely house in Hayes - it could be the perfect place for you to create new memories and enjoy a comfortable lifestyle.



- One Bedroom
- Modern Fitted Kitchen With fitted Appliance
- Open Plan Living
- Fitted Air Con System In Bedroom & Reception Room
- Comfort Cooling System
- High Ceilings Throughout
- Gym Facility & Other Amenities Included
- 997 Year Lease
- Built in 2020
- EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.