



Kingfisher House, Yeading Lane, Hayes, UB4 0XR

- Ground Floor
- Private Garden
- No Chain
- Very Large Bedroom
- Brand New Lease Upon Completion
- One Bedroom Flat
- Parking Space
- Spacious Reception Room
- Spacious & Separate Kitchen
- EPC Rating: E

Guide Price £250,000



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DESCRIPTION

Situated in Kingfisher House on Yeading Lane is this brilliant opportunity to purchase a larger than most, one bedroom ground floor flat. The property is being offered for sale with NO ONWARD CHAIN and will also be benefiting from a BRAND NEW LEASE UPON COMPLETION.

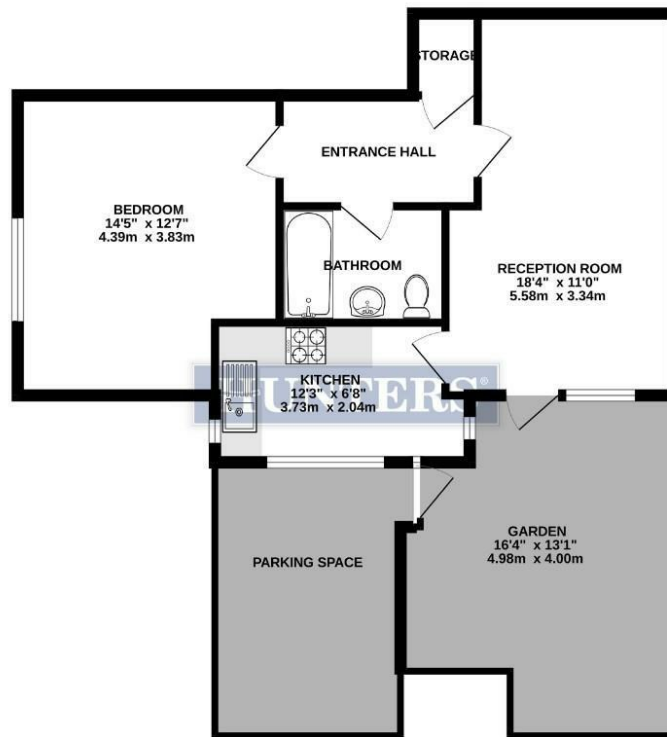
The property comprises entrance hall, 18ft reception room, separate fitted kitchen, modern three piece bathroom suite, 14ft master bedroom and a storage unit off the hallway. Outside, the property has its own private garden which has access to the parking space which is off view outside the kitchen window. Further benefits include double glazing and gas central heating throughout.

Kingfisher House is situated on Yeading Lane in North Hayes and is within walking distance to local amenities, transport links and large supermarkets such as Tesco's in the Yeading Marina. You are a short drive from the A312/A40 motorway links connecting you to surrounding areas along with Heathrow Airport and Stockley park.





GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA - 542 sq.ft. (50.3 sq.m.) approx.
Whilst 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 misstatement. 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.