



Nine Acres Close, , Hayes, Middlesex, UB3 1SW

- Three Bedroom
- Large Reception Room
- Two Bathrooms (One En-Suite)
- Off Street Parking & Single Garage
- Quiet Location
- Link Detached House
- Kitchen/Diner
- Ground Floor W.C
- Low Maintenance Rear Garden
- EPC Rating: TBC

Asking Price £550,000



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DESCRIPTION

Situated on a quiet and residential development is this link detached, three bedroom home on Nine Acres Close in South Hayes. The home offers spacious accommodation throughout and is perfect for families.

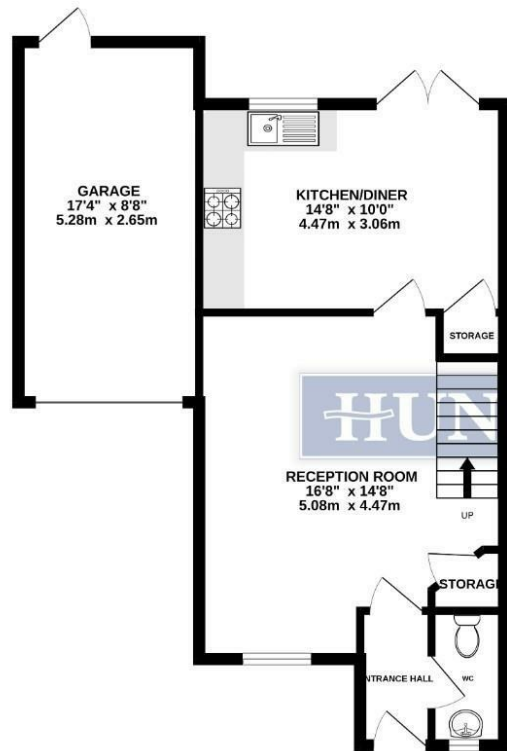
The property comprises entrance porch, ground floor wc, large reception room, open plan kitchen/diner, three first floor bedrooms, separate family bathroom suite, en suite shower room to master bedroom and ample storage throughout. Outside the front you have your own driveway with a single garage and to the rear a well maintained landscape garden in good condition.

Nine Acres Close is a modern and popular development built in 2007 and can be found at the end of Bourne Avenue. The property is within close proximity to local amenities, transport links and schools. You are just over a mile away from the Hayes and Harlington station, now servicing the Elizabeth Line. The A312/A40/M25/M4 motorway links are in driving distance along with Heathrow Airport. Viewings are highly recommended.

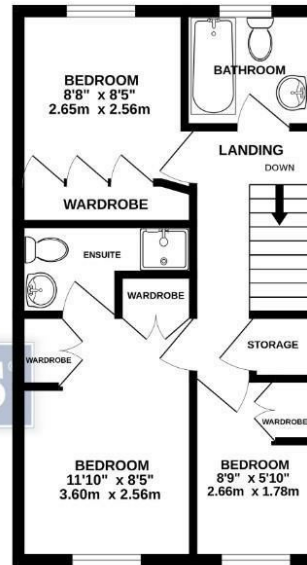




GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 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		77	78
(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.

