



## Juniper Way, , Hayes, UB3 1LF

- Three Double Bedrooms
- Off Street Parking
- Extended Kitchen
- Large Reception Room
- Quiet Location
- Town House
- Integral Garage w/ Potential to Convert
- Low Maintenance Rear Garden
- Blank Canvas
- EPC Rating: TBC

**Asking Price £480,000**



# Juniper Way, , Hayes, UB3 1LF

## DESCRIPTION

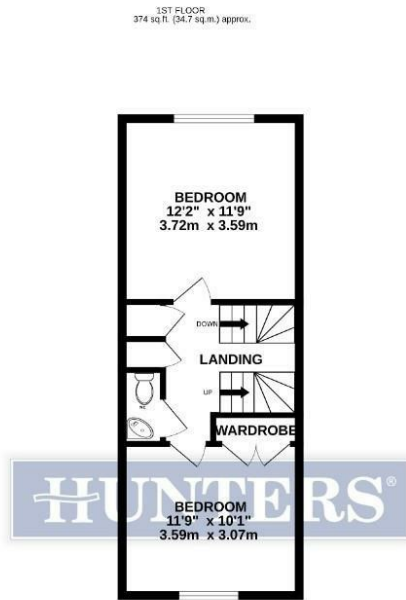
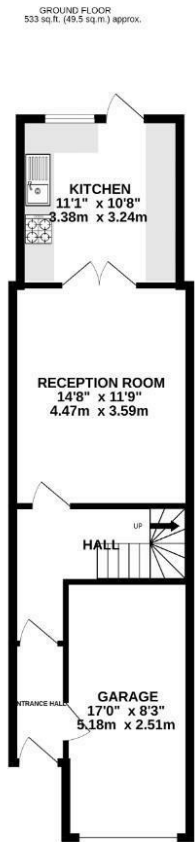
Situated on Juniper Way in Hayes End is this spacious, three double bedroom town house being offered for sale with NO ONWARD CHAIN. The property serves as a blank canvas for its new owners to add their own stamp and has further potential to create an additional ground floor room for further accommodation.

The property comprises entrance hall, integral garage, large reception room, extended kitchen, two first floor bedrooms and separate w.c, to the second floor a third bedroom with separate bathroom and sink basin. Outside the property benefits from off street parking for one car along with further parking on the street and a low maintenance rear garden with rear access.

Juniper Way is within easy reach to local schools, bus links and amenities. The Hayes and Harlington main line station is within commuting range along with being a short drive from the A312/A40 motorway/dual carriageway links. Viewings are highly advised to not miss out!







TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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.  
Made with Metapix 02024

### Viewings

Please contact [hayes@hunters.com](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



31 Coldharbour Lane, Hayes, UB3 3EB  
Tel: 0208 848 0978 Email: [hayes@hunters.com](mailto:hayes@hunters.com) <https://www.hunters.com>

