



## Princes Park Circle, , Hayes, Middlesex, UB3 1JZ

- Four Bedroom Chalet Style Bungalow
- Own Driveway
- Modern Fitted Kitchen
- Modern Bathroom Suite & Ground Floor WC
- EPC Rating E
- Quiet Cul De Sac Location
- Private Rear Garden
- Conservatory
- 1,137 Sq. Ft (105.6 Sq. M)
- Council Tax Band D

**Asking Price £519,950**



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## DESCRIPTION

Situated in this quiet cul de sac location in Hayes End is this well presented, four bedroom chalet style bungalow, offered to the market in great condition. The property has been extended to provide larger living accommodation and is within close reach to all your local amenities and transport links.

The property comprises entrance porch, reception room, ground floor wc, two double bedrooms to the ground floor, modern fitted kitchen, conservatory, two double bedrooms to the first floor and a modern four piece bathroom suite. Externally the property has its own driveway, private rear garden and an alleyway for external access.

Princes Park Circle is within close reach to local schools, amenities, bus links and the newly opened Elizabeth Line. You are a short drive from Heathrow Airport, A312/A40 dual carriageways, M4 and M25 motorway links.

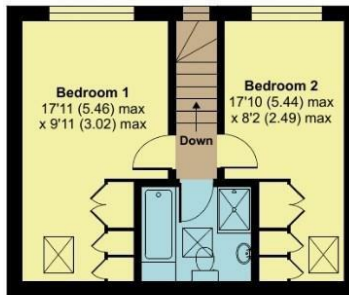
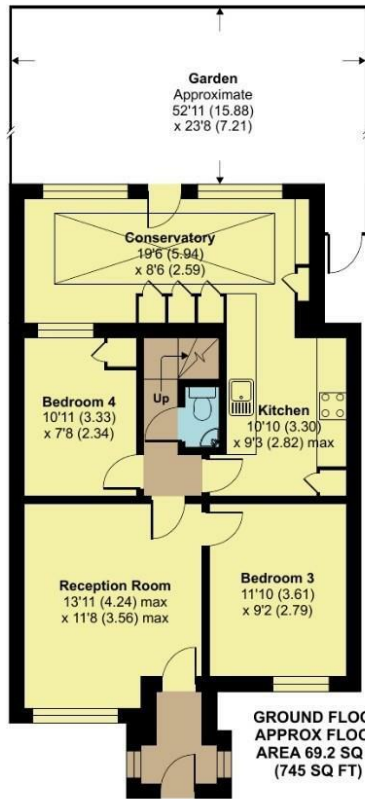




# Princes Park Circle, Hayes, UB3

Approximate Area = 1137 sq ft / 105.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Hunters Property Group. REF: 950975

## 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<br>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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