



Kingsway, Hayes, UB3 2TZ

- Three Bedrooms
- Double Fronted
- Two Bathrooms
- Own Driveway
- Further Potential to Extend (STPP)

- Terraced Home
- Extended & Modern Kitchen
- Two Reception Rooms
- Well Kept & Private Rear Garden
- EPC Rating: C

Asking Price £560,000

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Situated on Kingsway in Hayes End is this double fronted, three bedroom, terraced home being offered for sale in great condition throughout. The property benefits from having an extended kitchen and offers further potential to extend subject to planning permission.

The property comprises entrance hall, separate sitting room, dining room, modern ground floor shower room, extended and modernized kitchen, three first floor bedrooms and a separate three piece bathroom suite. Outside, the property has its own driveway with parking for multiple cars, to the rear a well maintained and private garden backing onto Hayes End Recreation Ground.



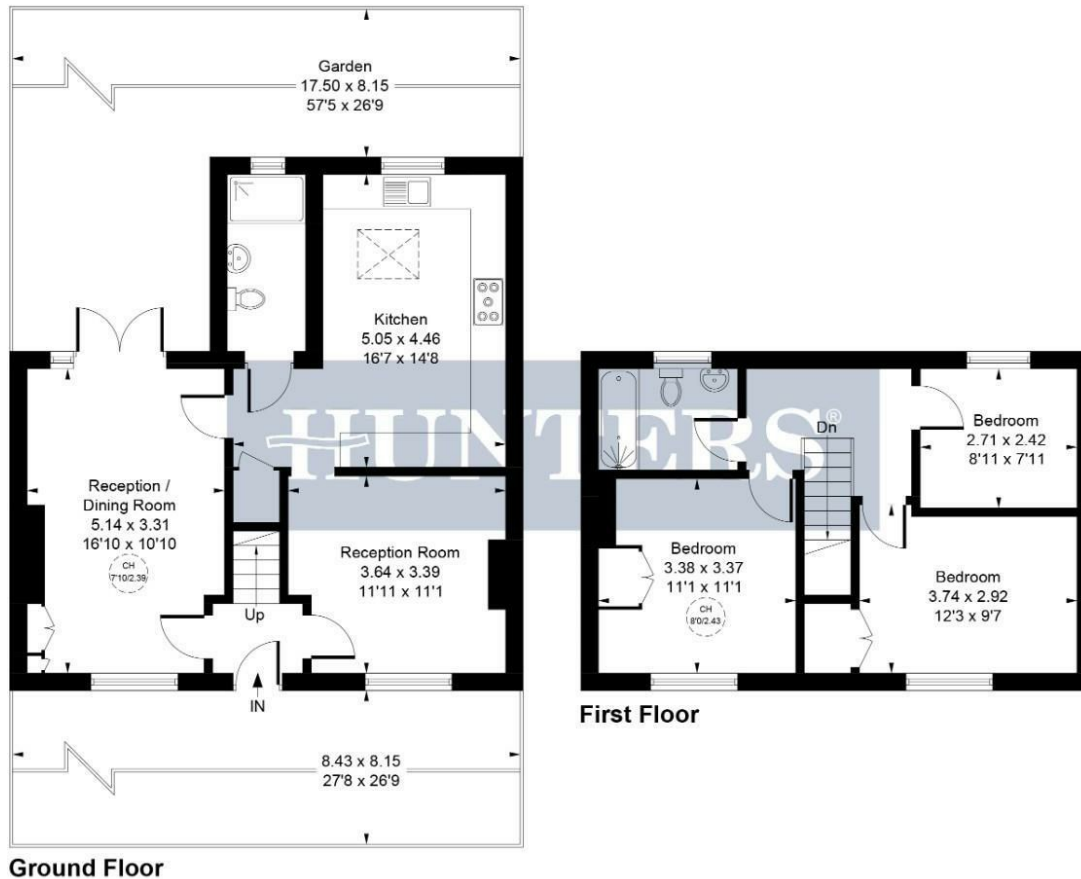
Kingsway is situated in Hayes End and is situated just off West Drayton Road. The property is within easy reach of local amenities, transport links and schools. The Uxbridge Road is within walking and commuting distance allowing further access to surrounding areas and dual/motorway links such as the A312/A40. Uxbridge Town Center, Hayes Town, Heathrow Airport are also within commuting range. Further links to the Elizabeth Line is within commuting range with brilliant access into London along with the Metropolitan & Piccadilly Lines in Uxbridge & Hillingdon.



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Approximate Gross Internal Area = 103.19 sq m / 1111 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

Produced for Hunters

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			86
(81-91) B		72	
(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.



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