



Dawley Road, Hayes

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Three Piece Bathroom
- Private Rear Garden
- NO CHAIN
- Recently Refurbished
- Modern Fitted Kitchen
- Own Driveway
- EPC Rating: D

Asking Price £550,000

Tenure: Freehold

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Dawley Road, Hayes

DESCRIPTION

Situated on Dawley Road in South Hayes is this modern, three bedroom semi detached house being offered for sale with NO ONWARD CHAIN. The property is situated in a popular location and offers further potential to extend subject to planning permission.

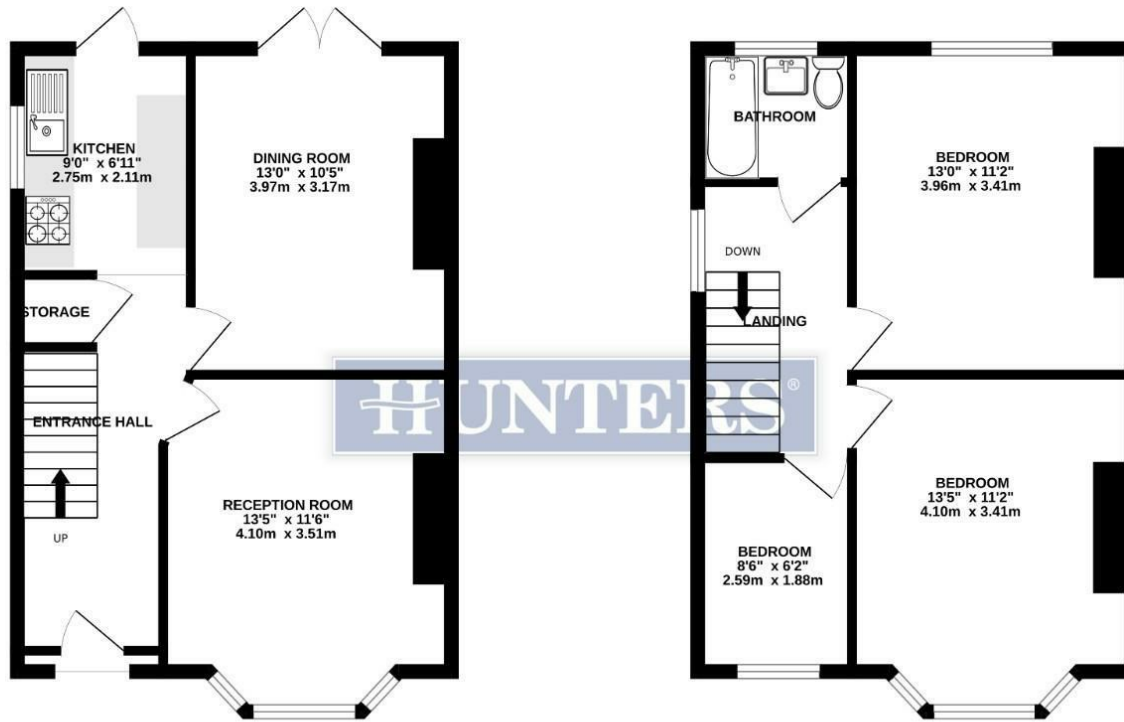
The property incorporates entrance hall, sitting room, dining room, modern fitted kitchen, three first floor bedrooms and a modern bathroom suite. Outside the property benefits from front, side and rear gardens with its own driveway. Further benefits include gas central heating and double glazing throughout.

Being on Dawley Road you are within close proximity to bus links, Hayes and Harlington mainline station which now services the Elizabeth Line, local schools, Heathrow Airport and the M4/A312/M25 motorway links are a short drive away. Viewings are highly recommended to appreciate what this stunning home offers, contact our branch for more information and to get an appointment.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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Council Tax:

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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