



Kennett Drive, Hayes, UB4 9SP

- Link Detached Home
- Own Driveway to Garage
- Two Bedrooms
- Fitted Kitchen & Bathroom
- No Chain
- Sought After Location
- Large Rear Garden
- Ground Floor WC
- Conservatory
- EPC Rating: TBC

Offers In Excess Of £465,000



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Situated on Kennett Drive in Yeading is this two bedroom, link detached home being offered for sale with NO ONWARD CHAIN. The property is situated in a sought after location and offers a lot of potential internally and externally for its future owners.

The property comprises entrance porch, ground floor wc, reception room, fitted kitchen and dining area, conservatory, two first floor bedrooms along with a fitted bathroom suite. Other benefits include storage units, gas central heating and double glazing throughout. Outside, the property has its own driveway leading to a garage along with front gardens, side access and a generous rear garden.



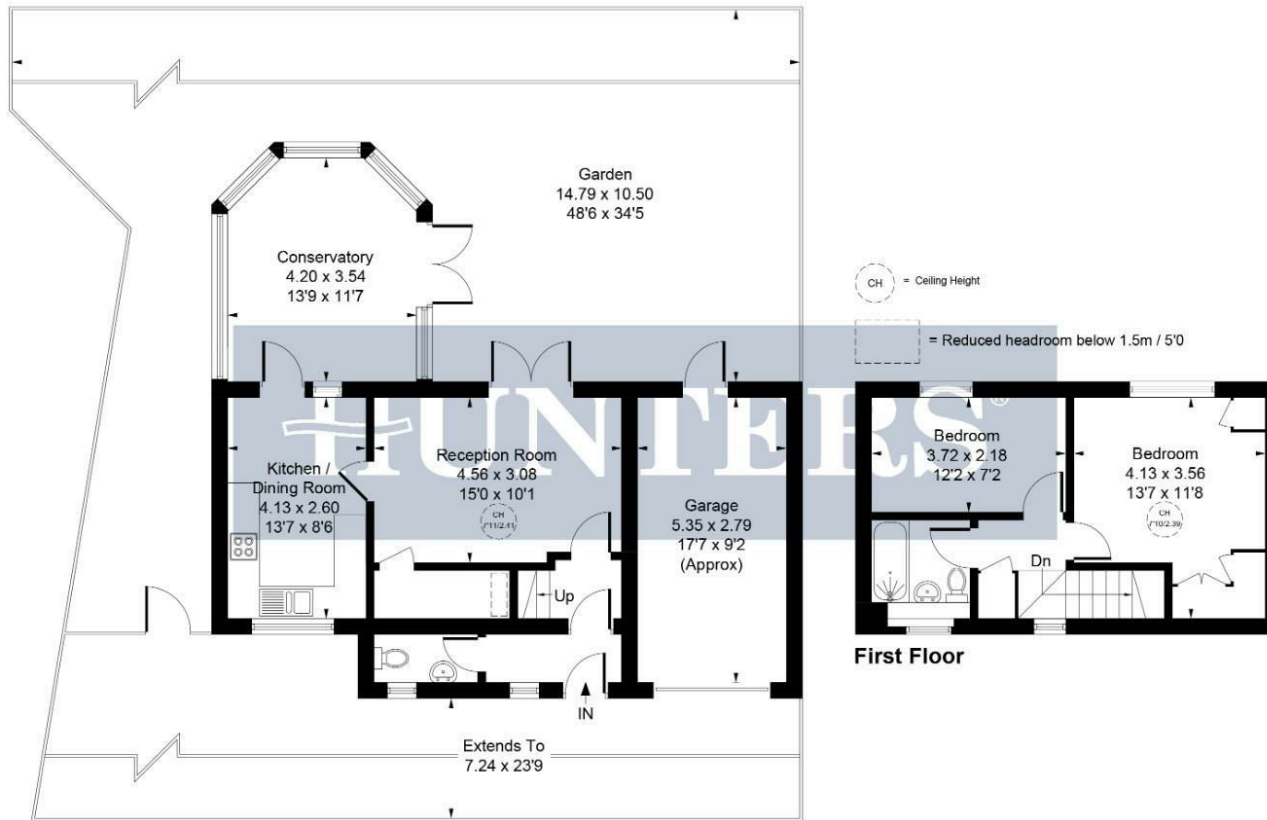
Kennett Drive is situated in Yeading and is within close proximity to local amenities, transport links, schools and dual/motorway links such as the A312/A40/M25/M4 corridors. Accessibility to local train stations are also in commuting range with Northolt Train Station & Hayes and Harlington Mainline station offering, Metropolitan, Piccadilly and Elizabeth Line services.



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Approximate Gross Internal Area = 82.96 sq m / 893 sq ft
 Garage = 15.37 sq m / 165 sq ft
 Total = 98.33 sq m / 1058 sq ft



Ground 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		
(81-91)	B		
(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.