



5 Gledwood Drive, Hayes, UB4 0AF

- Second Floor
- Separate WC
- Private Balcony
- Fitted Kitchen & Bathroom
- Close Proximity to Uxbridge Road
- Two Bedroom Flat
- Open Plan Living
- Allocated Parking
- Gated Development
- EPC Rating: C

Asking Price £299,950



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DESCRIPTION

A two bedroom flat being offered for sale in a gated development on Gledwood Court in North Hayes. This property is offered to the market being well positioned and a stones throw away from the Uxbridge Road being ideal for first time buyers or buy to let investors.

The property comprises entrance hall, two bedrooms, bathroom suite, separate wc, open plan living area and a fitted kitchen. The property also benefits from its own balcony along with communal gardens and an allocated parking space.

Gledwood Drive is situated off Uxbridge Road and is conveniently located within close proximity to amenities, transport links, schools and dual carriageway/motorway links providing greater access to surrounding areas. Viewings are highly advised.





GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropix 62024

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.



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

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.

