

## Kingshill Avenue, Hayes, Middlesex, UB4 8BY

- Three Bedrooms
- Large Reception Room
- Shower Room
- Transport Links & Amenities Moments Away
- Gas Central Heating Throughout
- Split Level Flat
- Separate Fitted Kitchen
- Great Investment Opportunity
- Double Glazed
- EPC Rating - E

**Offers In Excess Of £280,000**



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## DESCRIPTION

Hunters estate agents are delighted to offer for sale this three bedroom split level flat set on a prime residential road in Kingshill Avenue. The property is a great opportunity for a long term rental investment or a first time purchase to get on to the property ladder!

It comprises separate reception room, modern fitted kitchen, three good sized bedrooms, separate shower room and a front patio area. It is very well located and within walking distance to the Kingshill Avenue shops and amenities. Transport links are also on the same road providing access into surrounding areas and the Hayes and Harlington Station.

Kingshill Avenue has multiple amenities and transport links nearby along with secondary and primary schools in a close proximity. The property is offered to the market with no upper chain. Do not miss the chance to view this home and call Hunters Estate Agents on 0208 848 0978!

Lease 149 Years Remaining  
No Service Charge  
Peppercorn Ground Rent

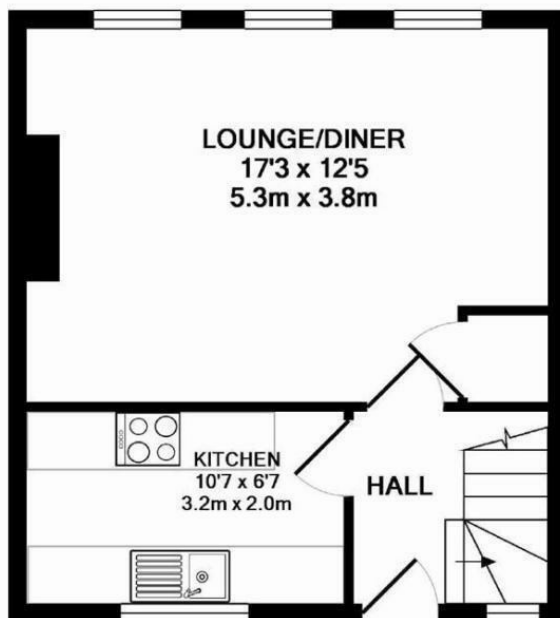
\*DISCLAIMER - Some of these images are historic and prior to the existing tenancy commencing\*



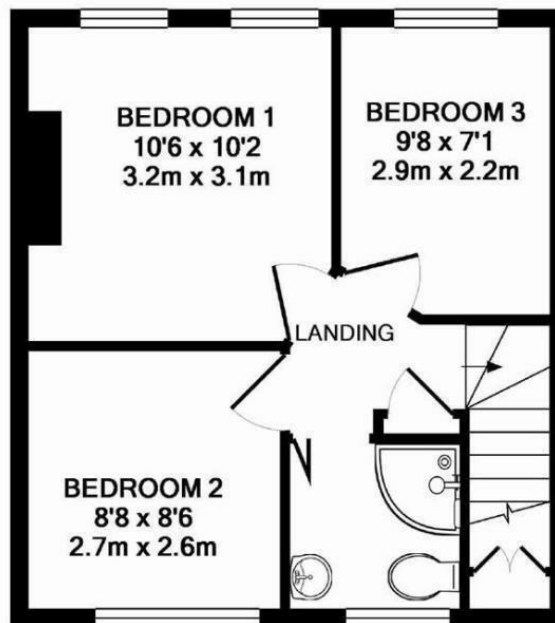








GROUND FLOOR  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)

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 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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### Viewings

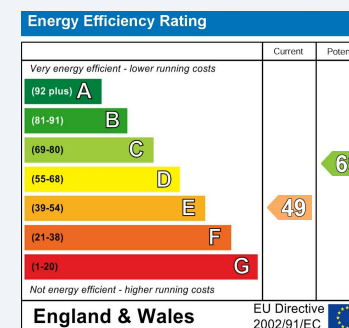
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.