



## Albacore Way, Hayes, London, UB3 2FR

- Ground Floor Flat
- One Bathroom
- Private Garden to the Side and Front of the Property
- NO CHAIN
- EPC Rating: C
- Two Bedrooms
- Open Plan Reception Room/Modern Kitchen
- Allocated Parking
- Ready to Move In

**Offers In Excess Of £300,000**

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HERE TO GET *you* THERE

# Albacore Way, Hayes, London, UB3 2FR

## DESCRIPTION

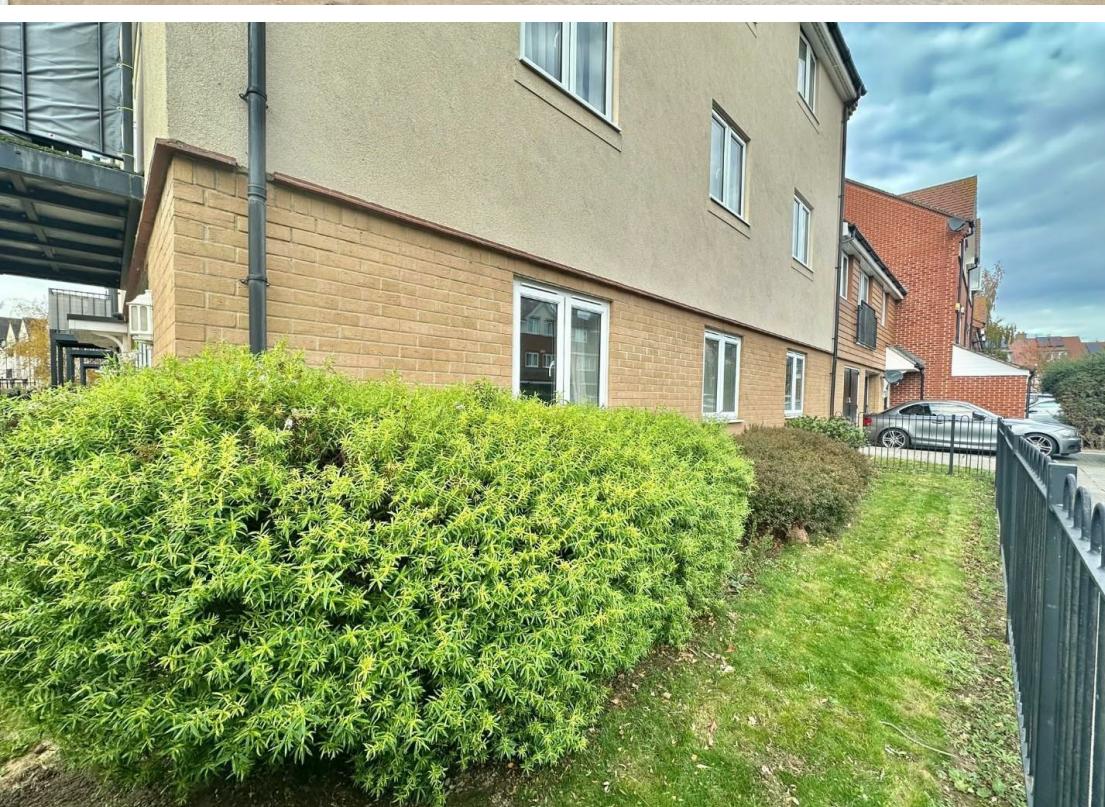
This well-presented ground floor flat located within a popular residential development in Hayes. The home offers two spacious bedrooms, a contemporary bathroom, and an inviting open-plan reception room with a modern fitted kitchen, perfect for both relaxing and entertaining.

One of the standout benefits of this home is the private garden positioned to the side and front of the property, offering rare outdoor space for a flat and an excellent area for relaxing or entertaining. Further advantages include allocated parking, secure entry.

Located in a popular residential area, this apartment enjoys excellent transport links. Hayes & Harlington Station (Elizabeth Line/Crossrail) is within easy reach, offering fast connections to London Paddington, Heathrow Airport, and Reading. The property also provides convenient access to major road networks including the M4, A312, and M25, making it ideal for commuters.

Local amenities such as shops, cafés, restaurants, supermarkets, and reputable schools are all nearby, while the Botwell Green Sports and Leisure Centre and several green open spaces are close by for outdoor recreation.





GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.  
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 are guaranteed.



### Viewings

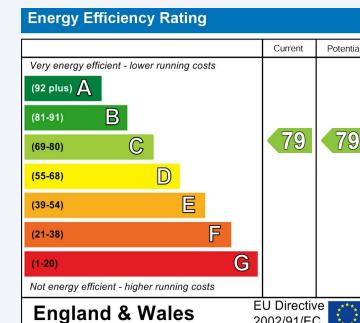
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.