



Arden Close, Hayes

Asking Price £685,000



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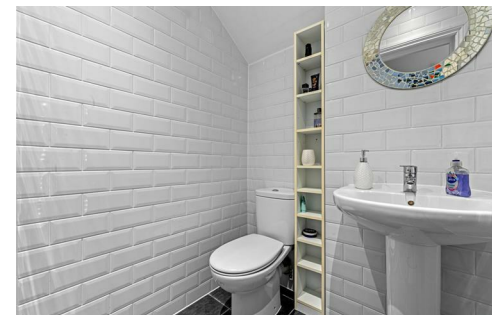
DESCRIPTION

Set in a private, tranquil development in North Hayes is this stunning, four double bedroom semi detached home in Arden Close. The property, only being built in 2015 is in fantastic condition and serves as a beautiful family home providing spacious accommodation over three floors.

The property comprises entrance hall, separate modern fitted kitchen, ground floor w.c, spacious open plan living/dining room with an additional extended family room benefitting from bi-fold doors, to the first floor you are met with a modern family bathroom suite, two double bedrooms including the master room with its own en suite shower room. To the second floor, another two double bedrooms and a separate w.c with potential to convert into a shower room. Outside the property has well maintained and manicured front gardens along with a private and low maintenance part lawn part patio garden. Allocated and secured parking is available for two cars in this gated development as well.

Arden Close is set in a quaint development comprised of a homely family feel. Security and quietness are to be found as you enter the development making this fantastic for families. Located off Shakespeare Avenue in North Hayes you have local amenities, transport links and schools nearby along with vehicular access to the A312/A40/M25 motorway links, Heathrow Airport and Stockley Park. The Hayes and Harlington Station is also commutable, now providing greater access into London under the Elizabeth Line. Viewings are highly advised, contact us to arrange an appointment!

- Semi Detached Town House
- Four Double Bedrooms
- Elegant Open Plan Living
- Modern Fitted Kitchen w/ Integrated Appliances
- Modern Bathroom, En Suite Shower to Master Room & 2 W.C's
- Well Kept Low Maintenance Rear Garden
- Allocated Parking for 2 Cars
- Private Gated Development Built In 2015
- Approximately 1,828 Sq. Ft (169.80 Sq. M)
- EPC Rating B





Approximate Gross Internal Area = 169.80 sq m / 1828 sq ft
(Excluding Void)

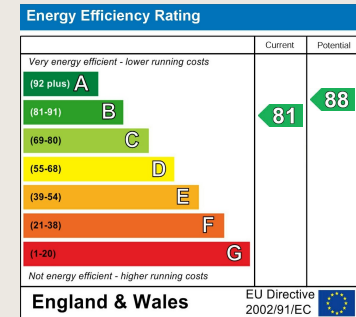


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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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.

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