



## Hunters Grove, , Hayes, UB3 3JF

- Four Bedrooms
- Semi Detached
- Stones Throw Away From Hayes Town High St.
- Extended
- Perfect Family Home OR Buy To Let Investment / HMO
- Two Bathrooms
- Own Gated Driveway
- Modern Condition
- Private Rear Garden
- EPC Rating D

**Asking Price £635,000**



# Hunters Grove, , Hayes, UB3 3JF

## DESCRIPTION

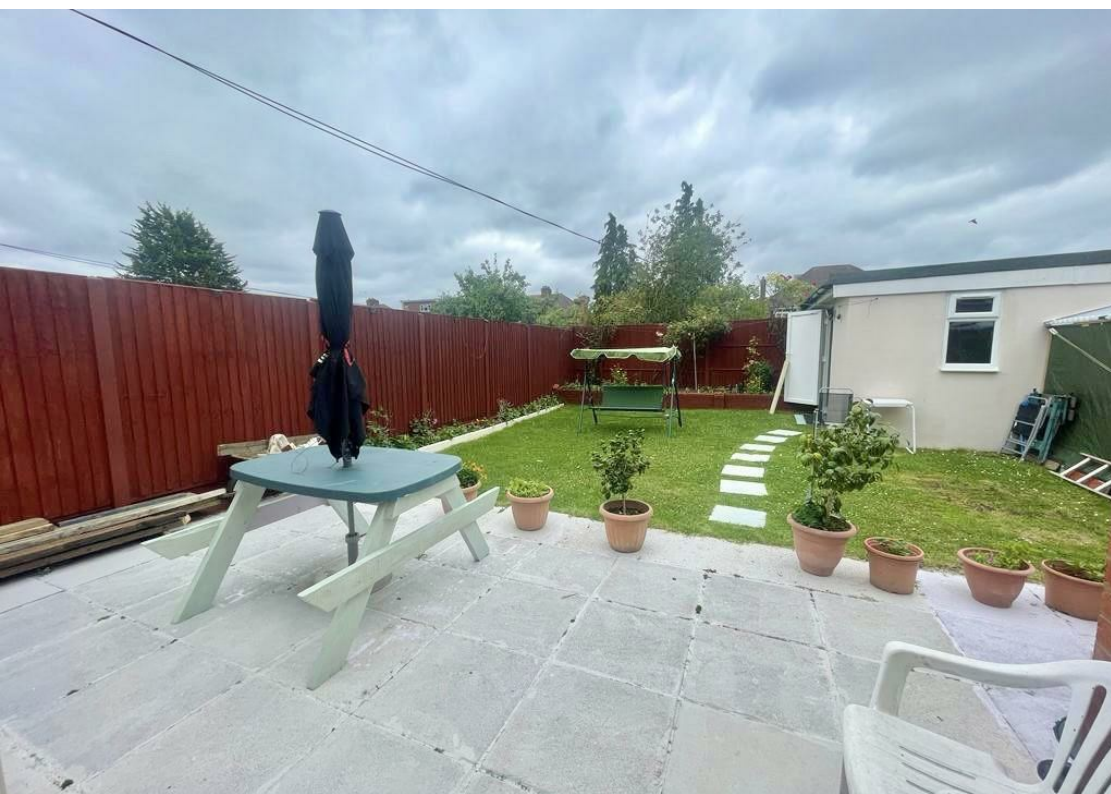
Situated in a prominent location on Hunters Grove is this attractive and well appointed, four bedroom semi detached home. The property is offered for sale in modern condition throughout and is perfect for a growing family or a long term buy to let / HMO investment opportunity.

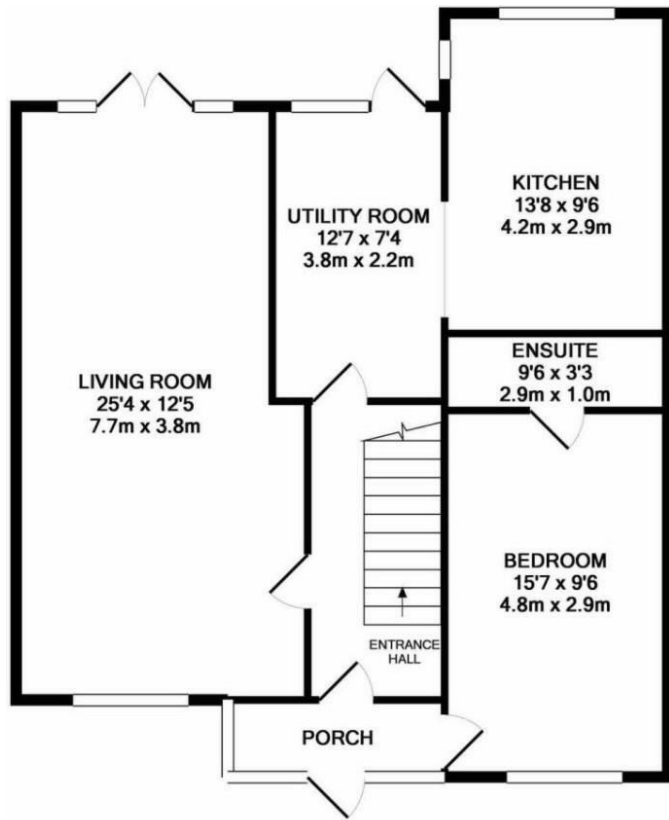
\*Further Internal Images To Follow\*

The property comprises entrance porch to hall, open plan reception room, utility room, ground floor fourth bedroom with en suite shower room, modern fitted kitchen, three first floor bedrooms and a separate family bathroom suite. Externally the property has its own gated driveway with parking for multiple cars and to the rear a well kept, low maintenance garden.

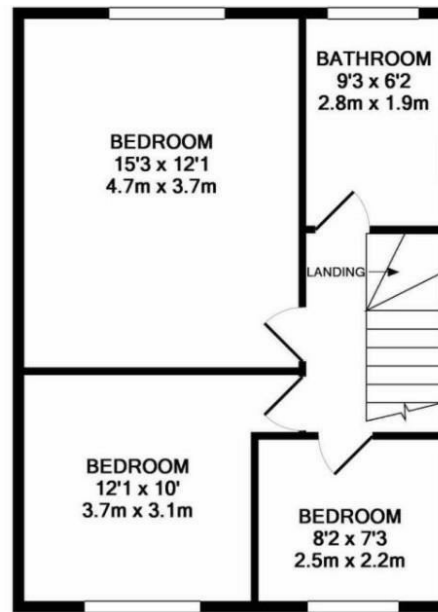
The property is within a mile of the Hayes and Harlington main line station which now benefits from the newly opened Elizabeth Line. It has multiple bus links connecting you to all local surrounding areas such as Harlington, Uxbridge, Hillingdon, Northolt and Greenford. The A312/A40 links are a short drive away providing quick and easy access to inner London, Heathrow Airport and the Uxbridge Road.







GROUND FLOOR  
APPROX. FLOOR  
AREA 802 SQ.FT.  
(74.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.5 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.

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			
<b>England &amp; Wales</b>		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.

