



Blyth Road, , Hayes, UB3 1DB

- Four/Five Bedroom
- Good Condition Throughout
- Modern Fitted Kitchen
- Two Bathrooms
- Ideal First Time Purchase or Investment
- Terraced Home
- Through Lounge
- Generous Rear Garden
- Walking Distance To Hayes & Harlington Station
- EPC Rating TBC

Asking Price £525,000



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DESCRIPTION

Situated on Blyth Road in Hayes Town is this well presented, four/five bedroom, terraced home which is walking distance to Hayes and Harlington Station which now services the Elizabeth Line. The property would suit first time buyers or a buy to let investor.

The property comprises entrance hall, through lounge sitting/dining rooms, modern fitted kitchen, three first floor bedrooms, modern three piece bathroom suite, two second floor bedrooms and an en suite shower room. Outside the property has a small front garden and a generous rear garden with the further benefit of a large garden storage.

Blyth Road is situated in the Hayes Town center and is walking distance to the High Street parade, Hayes and Harlington Station and local schools. You are a short drive from the A312/A40 motorway links, M4/M25 and the Uxbridge Road. Heathrow Airport and Stockley Park are also within commuting/driving range.

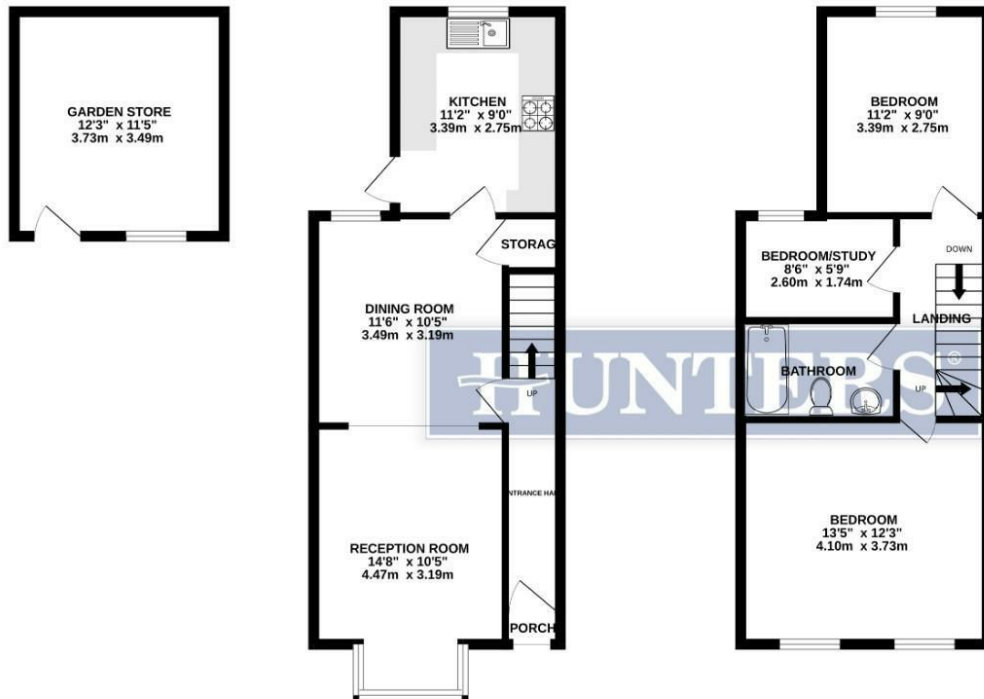




GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.

2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, 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		
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.



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