



46, Varcoe Gardens, Hayes, UB3 2FH

EXCELLENT VALUE! VIEWING HIGHLY RECOMMENDED!

This is a spacious and well presented 2 double bedroom, second floor apartment set within a modern and much sought after Barrett's built development convenient for Hayes & Harlington Elizabeth line station (Paddington within 20 minutes) Perfect for either first time buyers or as a great rental investment. The property provides contemporary living space with video entry system, carpeted communal hall and stairs to all 3 floors. With gas central heating and double glazed windows you have a large open plan lounge/fitted kitchen with a good sized walk-on balcony overlooking the developments water feature, spacious bathroom, 2 double bedrooms with the master bedroom benefitting from an en-suite shower room and toilet. Hayes Town is close by as are local shops, schools and transport links for Uxbridge, A40 London, Heathrow and the M4 London **HIGHLY RECOMMENDED FOR FIRST TIME BUYERS OR RENTAL INVESTMENT!**

Offers In Excess Of £295,000

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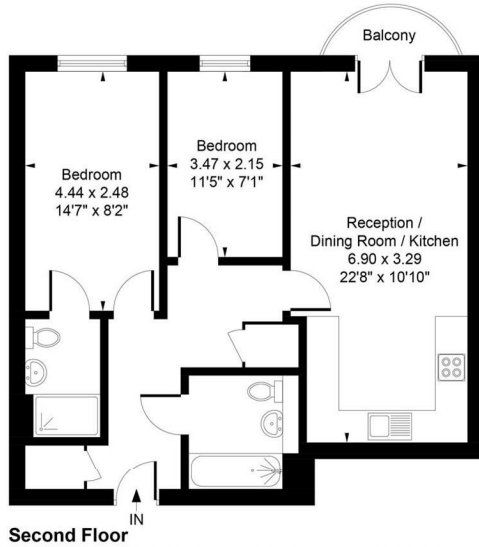


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Approximate Gross Internal Area
61.94 sq m / 667 sq ft



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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	82	82
England & Wales	EU Directive 2002/91/EC	

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