



Second Avenue, Hayes

- First Floor
- Off Street Parking
- One Bedroom
- Fitted Kitchen
- EPC Rating: D
- Maisonette
- Modern Bathroom Suite
- Large Newly Landscaped Garden
- Reception Room
- Walking Distance to Hayes Town

£1,600 Per Month

Tenure:



Second Avenue, Hayes

DESCRIPTION

A spacious first floor maisonette situated on Second Avenue in Hayes Town. The property is set within a quiet cul-de sac and is well located, being within close proximity to local amenities, transport links and more.

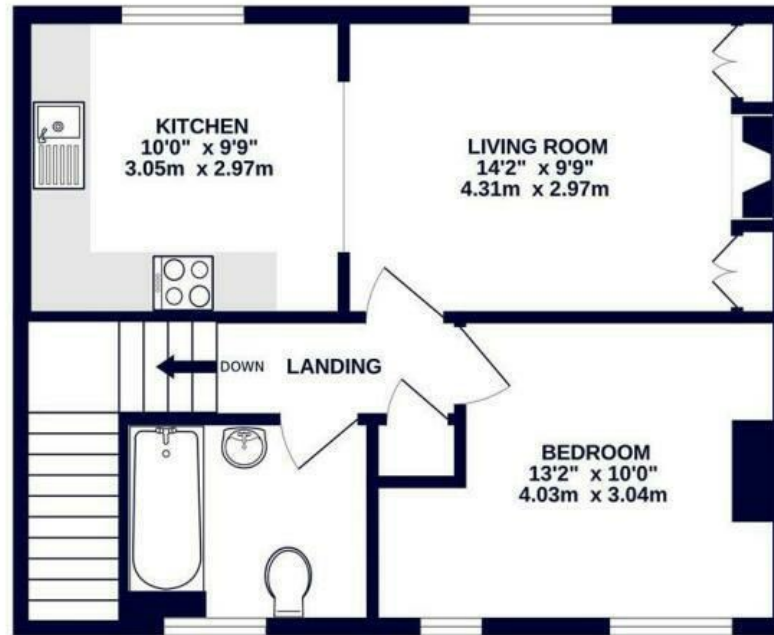
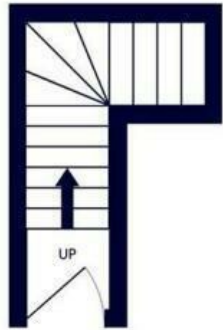
The property comprises entrance hall, modern bathroom suite, large master bedroom, spacious reception room and a spacious fitted kitchen. Outside the property has its own, large landscaped garden with off street parking for one car.

Second Avenue is situated in Hayes Town and walking distance to Coldharbour Lane providing an array of amenities, shopping facilities, restaurants and eateries. You are within easy reach of the Hayes and Harlington Station, now servicing the Elizabeth Line along with multiple bus routes on offer providing greater access to surrounding areas. By car you have the Uxbridge Road, A312/A40 motorway links and access to Heathrow.



GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 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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Council Tax:

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

Viewing

Please contact our Hunters Hayes Lettings Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

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hayes@hunters.com <https://www.hunters.com>



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