



Tollgate Drive, Hayes, UB4 0NP

- Two Bedrooms
- Ground Floor WC
- Separate Fitted Kitchen
- Well Presented Throughout
- Quiet Residential Location
- Two En-Suite Bathrooms
- Large Reception Room
- Off Street Parking
- Private & Well Manicured Rear Garden
- EPC Rating C / Council Tax Band D

Asking Price £450,000

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Situated on Tollgate Drive in North Hayes/Southall borders is this well presented and spacious, two bedroom, two bathroom terraced house. The property is perfectly located being within close proximity to both Southall Broadway and Hayes Town and would suit a first time buyer looking to step onto the property ladder.

The property comprises entrance hall, ground floor wc, separate fitted kitchen, large reception room, two double bedrooms which both benefit from en-suite bathrooms and storage units fitted throughout. Outside the property has a private, well manicured garden and to the front, off street parking for two cars. Further benefits include gas central heating and double glazing throughout.

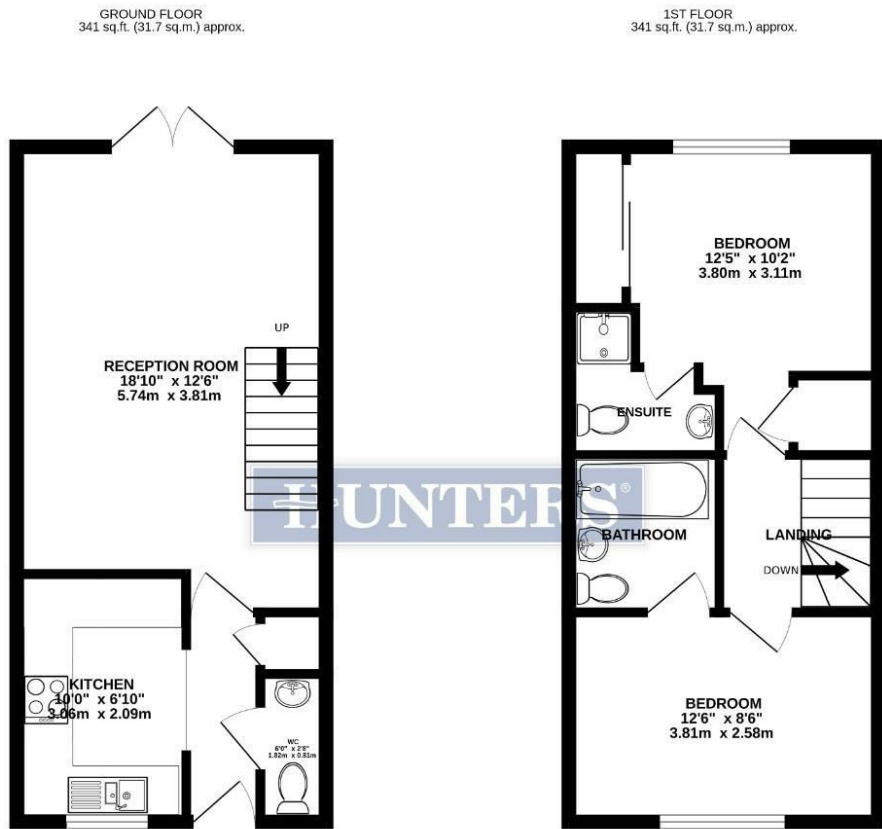


Tollgate Drive is situated off Delamere Road and is within easy reach of Southall Broadway and the Uxbridge Road. You are a short drive away from the Lombardy Retail Park, A40/A312 motorway links, Heathrow Airport and surrounding locations. Contact Hunters Hayes to book an appointment.



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GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.

TOTAL FLOOR AREA : 683 sq.ft. (63.4 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

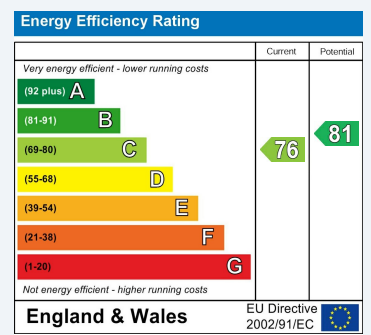
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

