



## Saunton Avenue, Hayes, UB3 5HG

- Two Bedrooms
- Good Condition
- Modern Kitchen & Bathroom
- Private Rear Garden
- Unfurnished
- Extended
- Fitted Wardrobes
- Own Driveway
- Long Term Let (Ready to Move In)
- EPC Rating: D/Council Tax: D

**£1,950 Per Month**



# Saunton Avenue, , Hayes, UB3 5HG

## DESCRIPTION

Situated on a quiet residential street in Saunton Avenue, this well-presented and extended home offers generous living space and a large private garden, making it ideal for professionals, couples, or small families. The property is located within the popular residential area of Hayes, providing convenient access to local amenities, schools, and transport links.

The ground floor features a bright and spacious reception room, offering a versatile space for both relaxing and entertaining. To the rear, the property has been extended, creating additional living space that flows through to a modern fitted kitchen, finished with contemporary units and ample storage.

Upstairs, the property comprises two spacious bedrooms, both well-proportioned and benefiting from fitted wardrobes, providing excellent built-in storage. The home is completed by a modern bathroom, presented in good condition with a clean and stylish finish.

Externally, the property benefits from its own private driveway, offering convenient off-street parking. To the rear is a large private garden, ideal for outdoor dining, family activities, or enjoying private outdoor space.

The property is well located for commuters, being within easy reach of Hayes & Harlington railway station, which provides fast services into Central London via the Elizabeth line. It is also conveniently positioned for access to Heathrow Airport, the M4 motorway, and the shops, restaurants, and amenities of Hayes town centre.

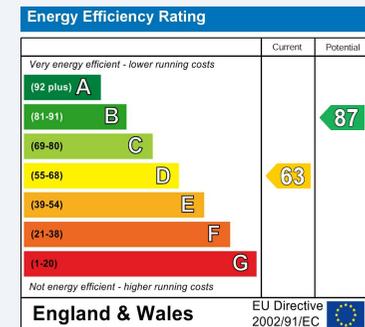
EPC Rating: D/Council Tax: D





## 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.

### 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.



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