



## Willenhall Drive, Hayes

- First Floor
- New Lease on Completion
- Vacant Possession
- Converted One Bedroom
- Ideal First Time Buy
- No Chain
- Allocated Parking
- Open Plan
- Great Buy to Let Investment
- EPC Rating: D

**Offers Over £150,000**

**Tenure: Leasehold**

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# Willenhall Drive, Hayes

## DESCRIPTION

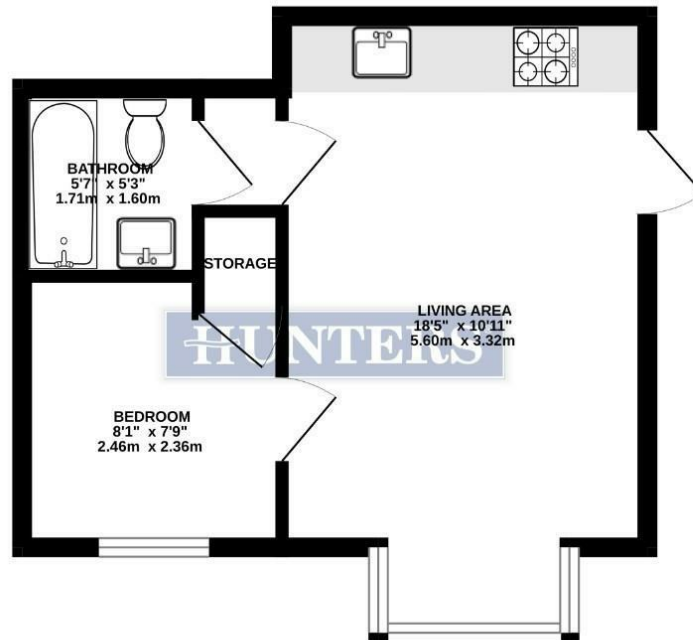
Situated on Willenhall Drive in Hayes Town is this converted, one bedroom first floor flat being sold with NO ONWARD CHAIN and VACANT POSSESSION.

The property is ideal for a first time buyer or a long term buy to let investor with a possible gross yield in the region of 7%. The property comprises open plan living area with fitted kitchen units, separate three piece bathroom suite and a separate bedroom. Outside the property has communal grounds along with allocated parking. The property is being sold with an extended lease with the lease term to be confirmed.

Willenhall Drive is a quiet cul de sac situated in the heart of Hayes off Botwell Lane. The property is within easy reach of local transport links, bus stops, schools amenities and large shopping centres along with being only a short drive from the Uxbridge Road, A312/A40 motorway links and Heathrow Airport. Contact Hunters to organise a viewing on 0208 848 0978!



**FIRST FLOOR**  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 293 sq ft. (27.2 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.  
Made with Metroads 6/2025

## Viewing

Please contact our Hunters Hayes 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

Tel: 0208 848 0978 Email:

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



Council Tax: B

## 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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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

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