Braunston Drive, Hayes, UB4 9RB

- End of Terrace
- Modern Kitchen & Bathroom
- Gated Side & Rear Access
- Immaculate Condition
- Allocated Parking Space to the Rear of the Property
- One Spacious Bedroom
- Separate Reception Room
- Low Maintenance Front & Rear Garden
- Potential Driveway
- EPC Rating: D/Council Tax Band: C

Asking Price £360,000

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Located in a quiet residential cul-de-sac within Yeading, Braunston Drive is an immaculately presented end-of-terrace home forming part of the popular Glencoe development. Built in the 1980s, these homes are notably newer than much of the surrounding Hayes housing stock and offer well-balanced accommodation ideal for first-time buyers, downsizers, or investors.

The property features a bright and welcoming interior with modern finishes throughout. The accommodation includes a well-proportioned bedroom, a modern kitchen and bathroom, and a separate reception room that has been extended, creating a versatile living space. This area could easily be arranged as a living/dining room or potentially divided to suit individual needs, having previously been used as a dining room and more recently as a home office. There is also an existing structure in place for a front porch, offering further potential to enhance the entrance and internal space, subject to any required approvals.

Externally, the home benefits from low-maintenance front and rear gardens, both finished with artificial grass. The south-west-facing rear garden enjoys plenty of sunlight throughout the day and offers a combination of decking and lawn, along with gated side access. Further advantages include an allocated parking space located to the rear of the property, with additional potential to create a private driveway subject to the necessary consents.

The location offers excellent connectivity for commuters, with easy access to Northolt, Greenford, and Hayes & Harlington stations, as well as nearby bus routes and major road links including the A312, A40, and M4. Hayes Town Centre, along with a range of local shops, schools, and everyday amenities, is also within convenient reach.

EPC Rating: D/Council Tax Band: C

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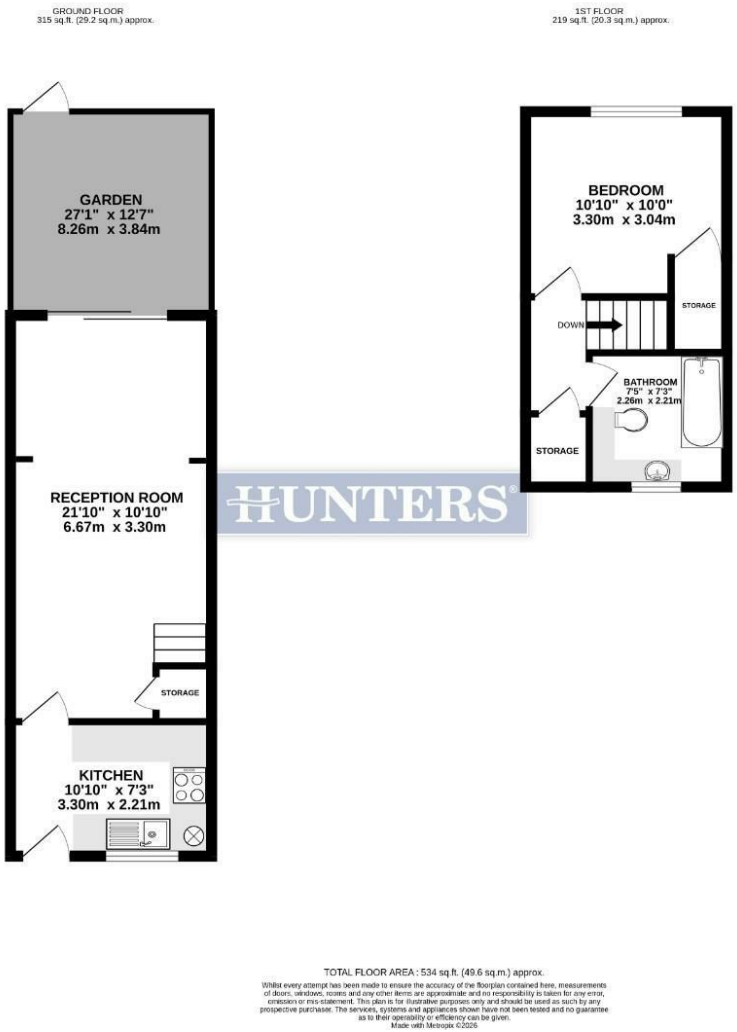


Viewings

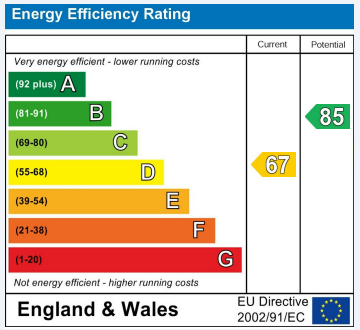
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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The Property Ombudsman

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