



Varcoe Gardens, Hayes

- 2 Bedroom flat with both en suite and family bathroom
- Available furnished as shown or unfurnished
- Walking distance to shops, schools, and Barra Hall Park
- Large open plan kitchen and living room
- Benefits from an allocated parking space within the private development

£1,800 Per Month

Tenure:

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Varcoe Gardens, Hayes

DESCRIPTION

Nestled in the desirable Varcoe Gardens in Hayes, this charming two-bedroom second floor flat offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for relaxation or entertaining guests. Each bedroom is thoughtfully designed, with one boasting an ensuite bathroom, while a family bathroom serves the other, ensuring ample facilities for all residents.

The location is particularly appealing, as it is within walking distance to local schools and shops, making daily errands and family life effortless. Whether you are a young family, a couple, or looking to downsize, this home caters to a variety of lifestyles.

The house is available for immediate occupancy and can be furnished as shown or left unfurnished, allowing you the flexibility to personalise your new space. Situated within a private development, the property also includes an allocated parking space, providing added convenience and security.



Council Tax: C

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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