



Truscon House, Carnation Gardens, Hayes

- Fourth Floor Studio Apartment
- Bedroom with En-Suite Shower Room
- Modernised Throughout
- Large Private Balcony & Integrated Samsung Air Conditioning
- Close to Local Amenities, Schools & Transport Links
- Open Plan Living Area
- Lift Access
- Residents' Gym, Communal Gardens & Secure Entry System
- NO Allocated Parking
- EPC Rating: B/Council Tax Band: C

Asking Price £274,950



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DESCRIPTION

In Truscon House development, on the fourth floor, this beautifully modernised studio apartment offers contemporary living in a highly convenient location.

The property features a bright and spacious open plan living area, designed to maximise both space and natural light. The modern fitted kitchen is thoughtfully designed with an island, ample storage and workspace, making it ideal for both relaxing and entertaining. High-specification Samsung air conditioning units have been installed in both the lounge and bedroom areas, ensuring efficient year-round comfort.

The bedroom area benefits from its own en-suite bathroom, providing privacy and practicality as well as a built-in wardrobe. On your left as you walk into the property there is a large utility cupboard, which offers excellent additional storage, helping to keep the living space clutter-free.

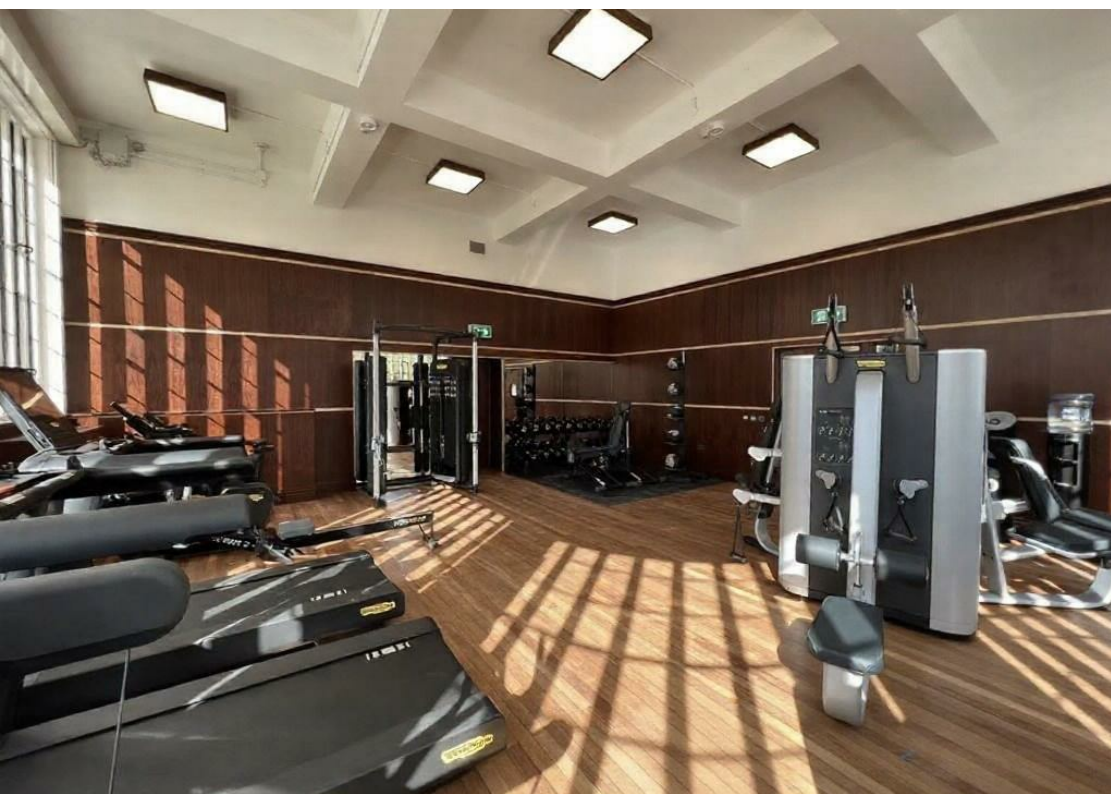
Further benefits include lift access, a private balcony, and a secure entry system for peace of mind. Residents also enjoy access to well-maintained communal gardens and an on-site private gym.

Please note, there is no allocated parking with this property, but there is visitor parking.

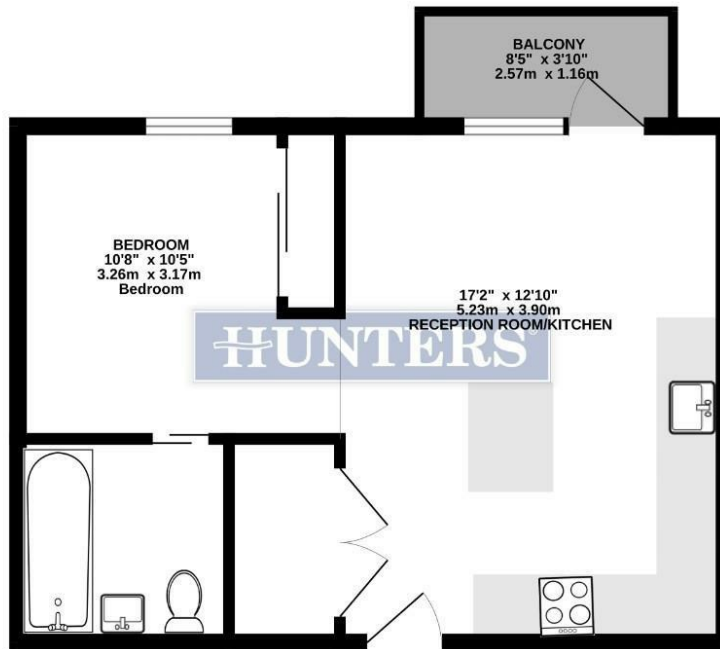
Ideally located less than a mile from Hayes & Harlington Station, providing fast and convenient access to Central London via the Elizabeth Line. Excellent road connections including the A312, A40, M4 and M25 are all within easy reach, along with Heathrow Airport — making this an ideal choice for commuters.

EPC Rating: B/Council Tax Band: C





GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 403 sq.ft. (37.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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