



Willow Tree Lane, Hayes, UB4 9BL

- Ground Floor Maisonette
- Large Reception Room
- Parking Compound Providing Un-Allocated Parking
- Own Private Entrance
- Investment Opportunity (Gross Yield 5.75%)
- Three Bedrooms
- Large Private Rear Garden
- Maintained Communal Gardens and Front Garden
- Brilliant First Time Buying Opportunity
- EPC Rating C

Asking Price £375,000



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DESCRIPTION

Nestled in the charming area of Willow Tree Lane, Hayes, this delightful lower maisonette offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The maisonette features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is thoughtfully designed, allowing for a seamless flow between the living areas and bedrooms, creating a harmonious living experience.

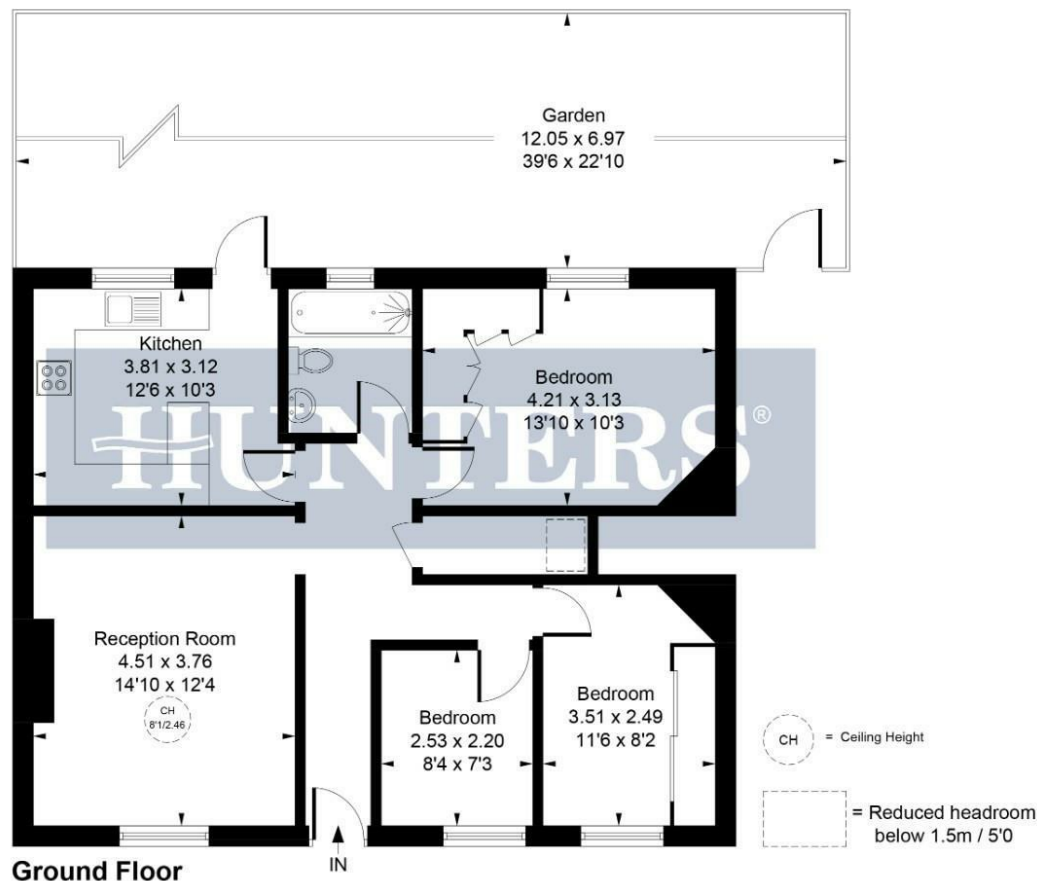
Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. The transport links in the area are also commendable, providing convenient connections to central London and beyond.

This lower maisonette on Willow Tree Lane presents an excellent opportunity for anyone looking to establish a home in a vibrant and friendly neighbourhood. With its appealing features and prime location, this property is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely maisonette your new home.





Approximate Gross Internal Area = 75.43 sq m / 812 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

Produced for Hunters

Viewings

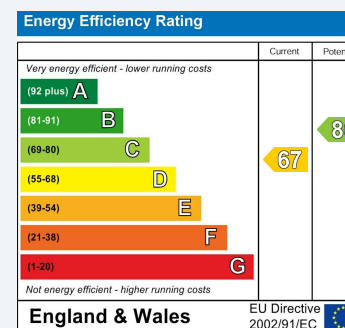
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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.