Barnard Gardens, Hayes, UB4 9ER

- Two Bedroom
- Great Condition
- Off Street Parking
- Reception Room
- Further Potential to Extend (STPP)
- Ground Floor Maisonette
- Generous Rear Garden
- Modern Bathroom & Kitchen
- Two Large Storage Units in Garden
- EPC Rating: D/Council Tax: C

HUNTERS®
HERE TO GET *you* THERE

Asking Price £365,000

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DESCRIPTION

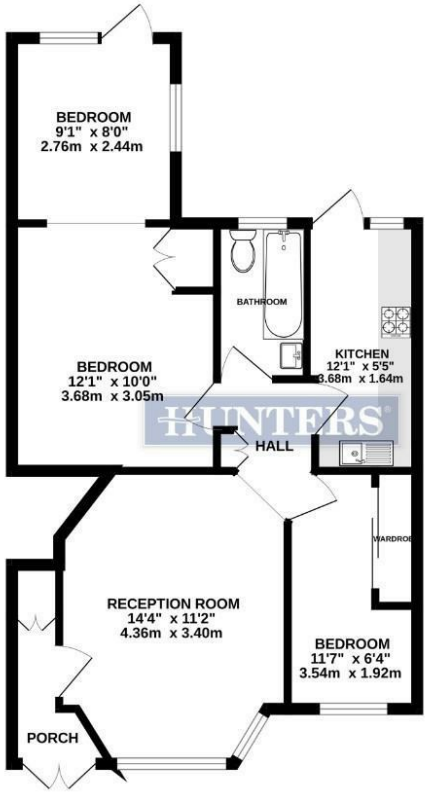
A modern and very well presented, two bedroom ground floor maisonette on Barnard Gardens in North Hayes. The property is situated within a quiet cul de sac and benefits from having off street parking a generous rear garden with two storage units.

The property comprises extended porch, reception room, extended master bedroom with fitted wardrobes, second bedroom with fitted wardrobes, modern bathroom suite and fitted kitchen with breakfast bar.

Barnard Gardens is a cul de sac in North Hayes and is within easy reach to local amenities, bus links and schools. The A312/A40 motorway links are a short drive away along with Heathrow Airport. The newly opened Elizabeth Line is also in commuting range allowing great access into London.

EPC Rating: D/Council Tax: C

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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.
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Viewings

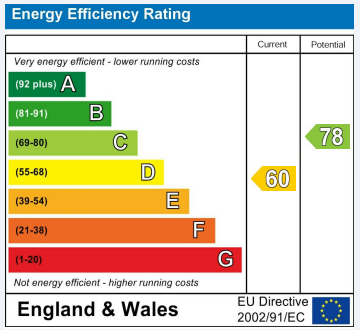
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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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