

Laburnum Road, Hayes

- Two Bedroom
- Private Rear Garden
- 900 + Year Lease
- Great First Time Buy
- Under A Mile From Hayes & Harlington Mainline Station
- First Floor Maisonette
- 16ft Reception Room
- Fitted Kitchen & Bathroom Suite
- Ideal Investment - Approximately 5.25% Rental Yield
- EPC Rating D / Council Tax Band C

Offers In Excess Of £300,000

Tenure: Leasehold

HUNTERS[®]
HERE TO GET *you* THERE

Laburnum Road, Hayes

DESCRIPTION

Situated on the ever so popular Laburnum Road is this spacious, first floor maisonette offered to the market in good condition throughout. The property is prominently located being just under a mile from the Hayes and Harlington main line station and is perfect for a first time buyer looking to step onto the property ladder.

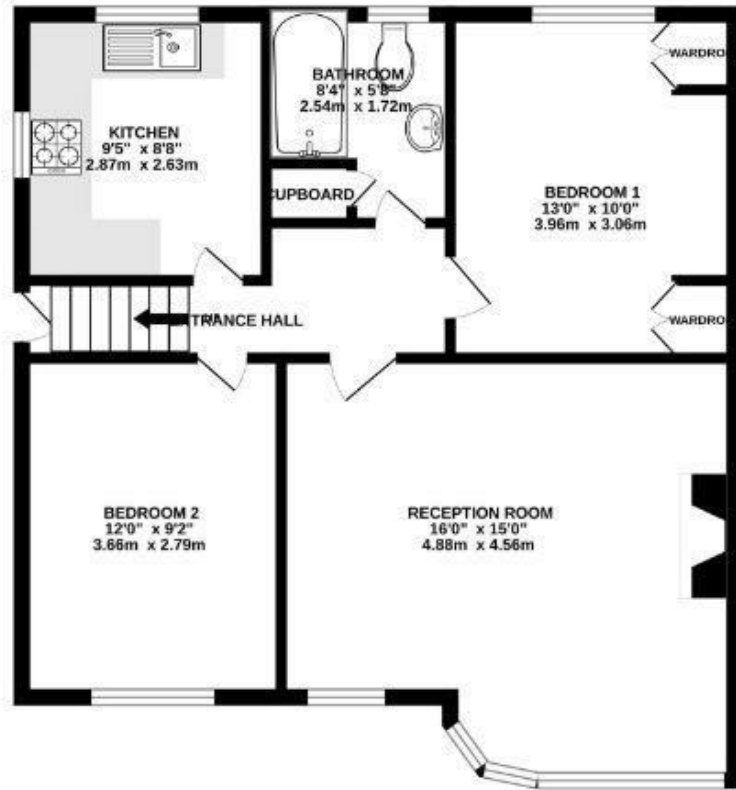
The property comprises entrance hall, fitted kitchen, three piece bathroom, two double bedrooms and a large 16ft reception room and ample storage, including the loft. Outside the property has a private rear garden and parking on street with no restrictions.

Laburnum Road is situated in South Hayes and has good access to large supermarkets, amenities and transport links. The A312/A40/M4 motorway links are a short drive away along with Heathrow Airport. The newly opened Elizabeth Line is under a mile away from the property getting you into Central London in under 35 minutes.

Lease 934 Years Remaining
No Service Charge
Ground Rent £100 Per Annum



FIRST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



Council Tax:

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 | |
| 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 |
| | | 60 | |
| | | 79 | |
| 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 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

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



HUNTERS[®]
HERE TO GET *you* THERE