



**£825,000**

**Hayes Wood Avenue**

, BR2 7BJ

## PROPERTY SUMMARY

A bright, fastidiously maintained and beautifully presented four bedroom two bathroom family home, set on this tree lined road within the catchment of both Hayes Senior and Primary schools, the property benefits from a guest cloakroom, garage, fabulous kitchen/diner, gas central heating and double glazing and is within walking distance of 'Old Hayes' with Hayes train station and links into London terminals nearby.

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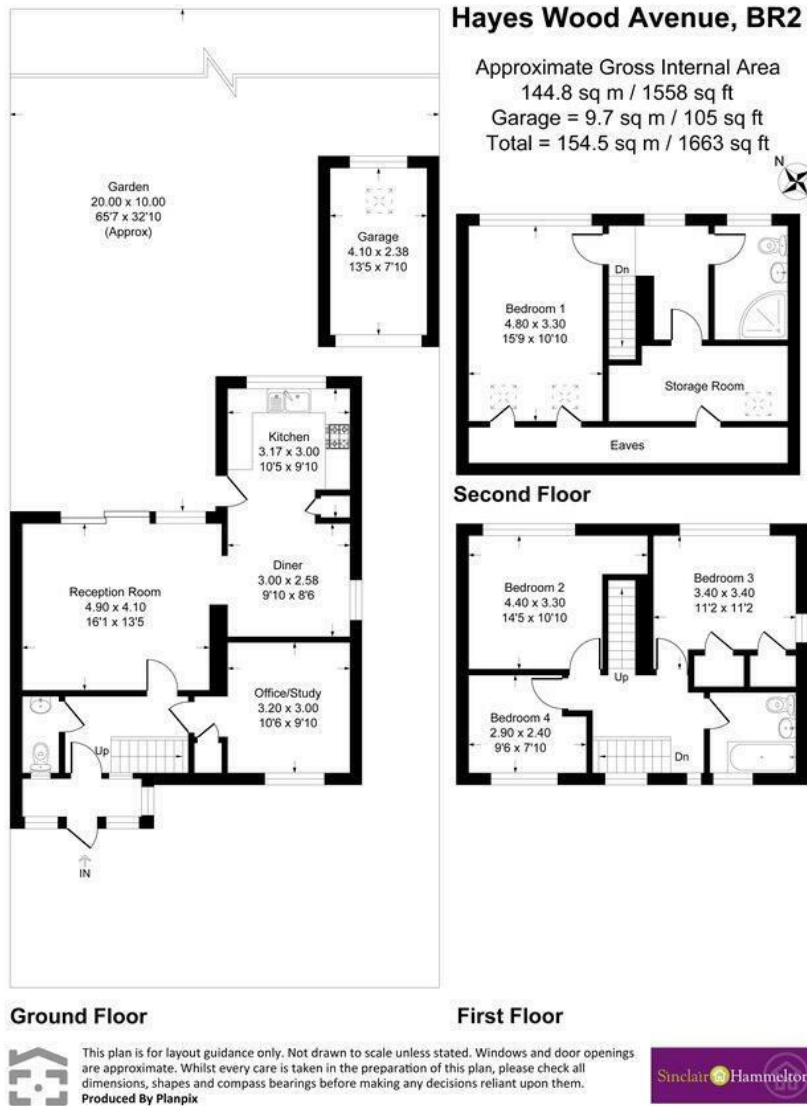
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**LOCAL AUTHORITY**

E

**TENURE**

Freehold

**EPC RATING**

C

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

57 Station Approach  
 Hayes  
 Kent  
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**OFFICE DETAILS**

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