

# Chestnut Close

Hayes • Middlesex • UB3 1JG

Guide Price: £550,000



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# Chestnut Close

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\*\*INVESTORS ONLY\*\*

A three bedroom, mid terraced house on Chestnut Close in Hayes, offering easy access to key amenities. It's well-connected by public transport, links to central London, and major roads like the A312 providing access to the M4 and M25. The location is close to local shops, parks and a number of highly regarded schools. The property comprises 13ft lounge, 10ft kitchen and 9ft study room. To the first floor, you will find the 13ft main bedroom, 11ft second bedroom, 9ft third bedroom and family bathroom. Outside, there is off street parking and a private rear garden.

Three bedroom house

Mid-terraced

INVESTORS ONLY

10ft kitchen

9ft study

13ft bedroom

11ft bedroom

Great transport links

Off street parking

Private rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

A three bedroom mid-terraced house situated in Chestnut Close with the potential to extend subject to the usual planning consents (S.T.P). The property comprises entrance hall with doors leading to a 13ft lounge, 10ft kitchen and 9ft study room. To the first floor, you will find the 13ft main bedroom, 11ft second bedroom with fitted storage, 9ft third bedroom and family bathroom.

### Location

Chestnut Close is a residential area in Hayes, offering a suburban environment with easy access to key amenities. It's well-connected by public transport, with Hayes & Harlington Station nearby for quick train links to central London, and major roads like the A312 providing access to the M4 and M25. The location is close to local shops, parks like Minet Country Park, and highly regarded schools. Additionally, it's conveniently located near Heathrow Airport, adding to its appeal for commuters.

### Outside

The property offers off street parking, whilst the private rear garden is paved throughout creating a low-maintenance feel.





### Schools:

Hillingdon Primary School 1.6 miles  
Rosedale College 0.4 miles  
Grange Park Junior School 1.0 miles



### Train:

Hayes and Harlington Station 0.8 miles  
West Drayton Station 2.0 miles  
Southall Station 2.2 miles



### Car:

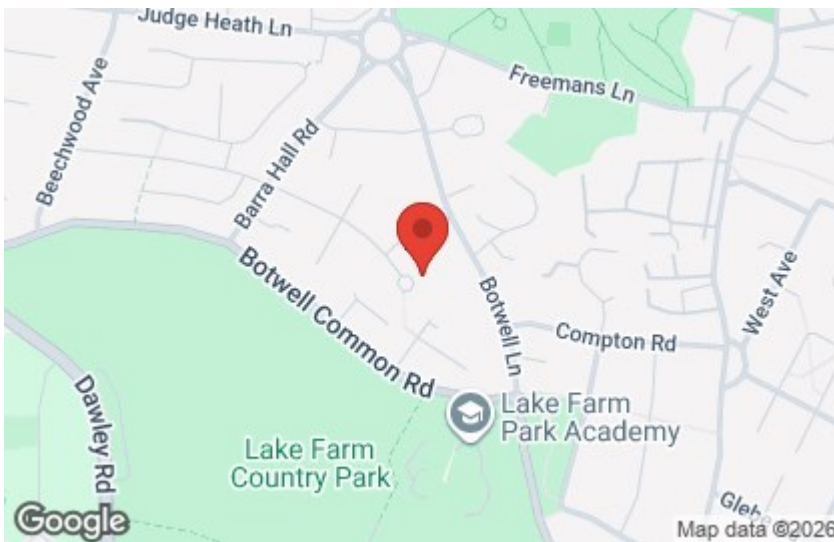
M4, A40, M25, M40



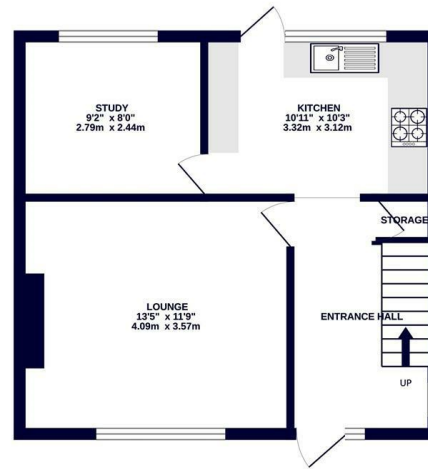
### Council Tax Band:

D

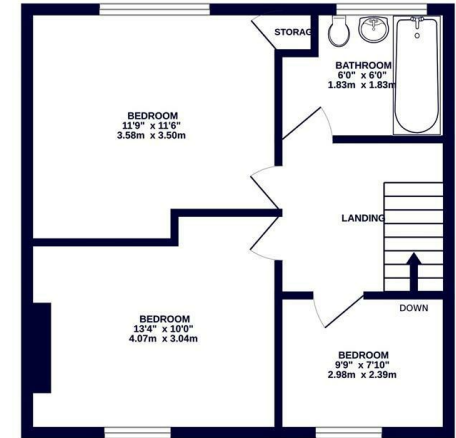
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.