



## Braunston Drive, , Hayes, UB4 9RB

- Four Bedrooms
- Three Bathrooms
- Fantastic Condition Throughout
- Large Outbuilding
- Quiet Cul De Sac
- Detached Family Home
- Separate Ground Floor WC
- Own Driveway & Garage
- 18ft 'L' Shaped Reception/Dining Room
- EPC Rating: C/Council Tax Band: E

**Asking Price £695,000**



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## DESCRIPTION

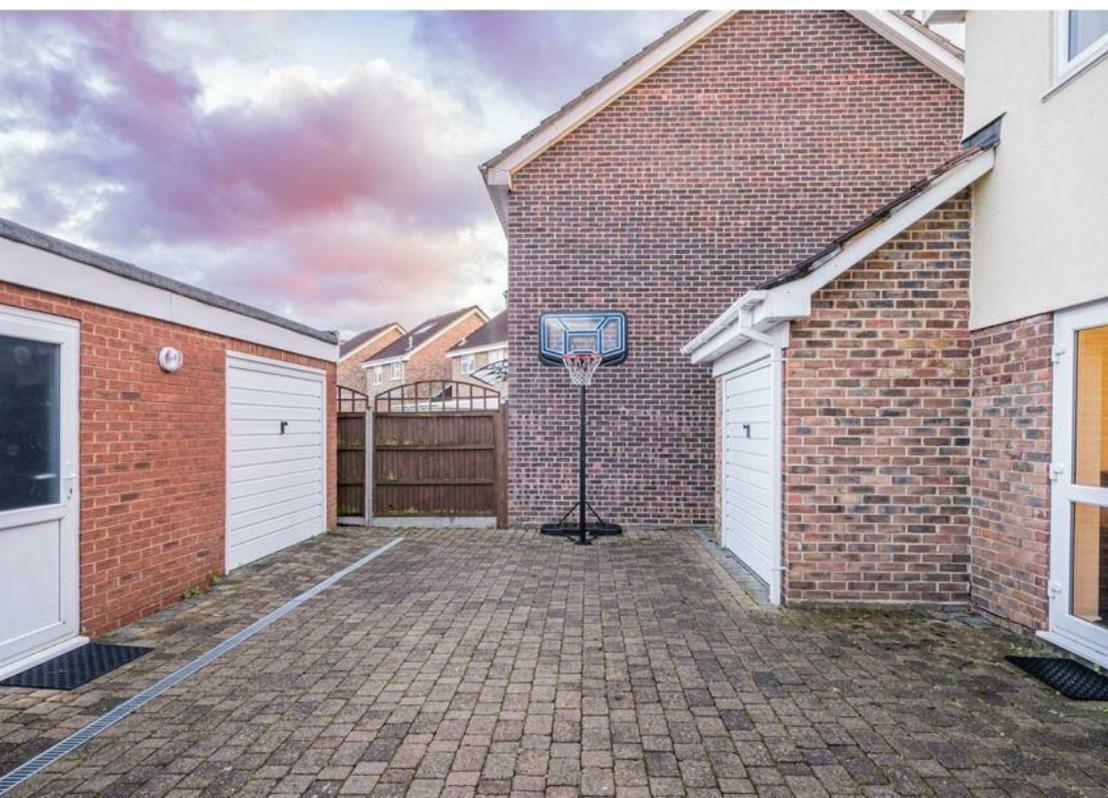
Situated on Braunston Drive in Yeading is this well presented and spacious, four bedroom detached family home, offered to the market in great condition throughout. The property would suit families looking to be in a popular residential location with easy access to local schools, transport links and amenities.

The property comprises entrance hall, modern fitted kitchen, ground floor wc, large 'L' shaped reception/dining room, three first floor bedrooms one of which with an en-suite bathroom, first floor separate family bathroom and a fourth master bedroom in the loft with its own en-suite shower room. Outside the property has its own driveway with an attached 16ft garage with an remote electric door, to the rear a low maintenance paved garden with an additional large brick built outbuilding. The property also has the further benefit of full working CCTV and property alarm system.

Braunston Drive is situated within a much sought after development close to Tesco superstore, Yeading Marina & transport links. The A312/A40 motorway links are a short drive away providing easy access to further motor/dual carriageways. The Hayes and Harlington Station, now servicing the Elizabeth Line, is within commuting range along with Northolt train station providing greater access into inner/outer London.

EPC Rating: C/Council Tax Band: E





Approximate Gross Internal Floor Area : 125.01 sq m / 1345.59 sq ft

Garage 2 Measurement - (5.54m x 5.70m = 18'2" x 18'8")

Garden Measurement - (10.20m x 10.40m = 33'5" x 34'1")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

### Viewings

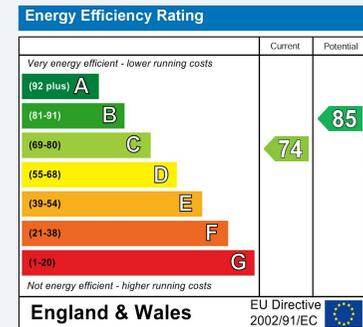
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

