



Willenhall Drive, Hayes, Middlesex, UB3 2UT

- Four Bedrooms
- Extended
- Private Rear Garden
- Parking
- Close Proximity to Transport Links, Schools and Amenities
- Four Bathrooms
- Good Condition
- Modern Fitted Kitchen
- Ideal Family Home
- EPC Rating: B

Offers In Excess Of £550,000

Willenhall Drive, Hayes, Middlesex, UB3 2UT



Nestled in the desirable area of Hayes, Middlesex, this splendid house on Willenhall Drive offers an exceptional living experience for families and professionals alike. With four bedrooms, this property provides ample space for relaxation and privacy. Each bedroom is thoughtfully designed, ensuring comfort and tranquillity.

The house boasts two reception/dining rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge. The abundance of natural light enhances the warmth and charm of these rooms, creating a welcoming atmosphere.

With four bathrooms, this property ensures convenience and privacy for all residents. The well-appointed bathrooms are designed with modern fixtures, providing a touch of luxury to your daily routine.

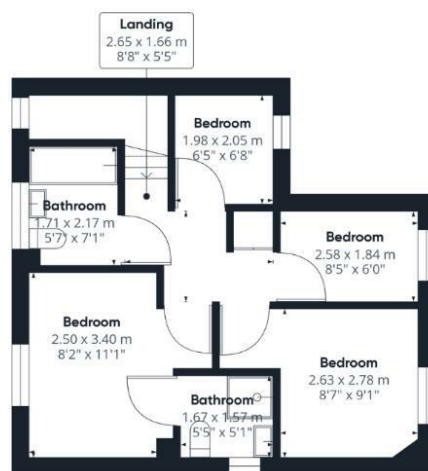
Located in a vibrant community, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. The surrounding area offers a blend of urban and suburban living, with parks and recreational facilities nearby, perfect for outdoor activities.

In summary, this remarkable house on Willenhall Drive is a rare find, combining spacious living areas, multiple bedrooms and bathrooms, and a prime location. It presents an excellent opportunity for anyone looking to settle in a thriving part of Hayes. Do not miss the chance to make this wonderful property your new home.



Willenhall Drive, Hayes, Middlesex, UB3 2UT





Approximate total area⁽¹⁾
98.62 m²
1061.53 ft²

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	9
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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.



31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

