



**£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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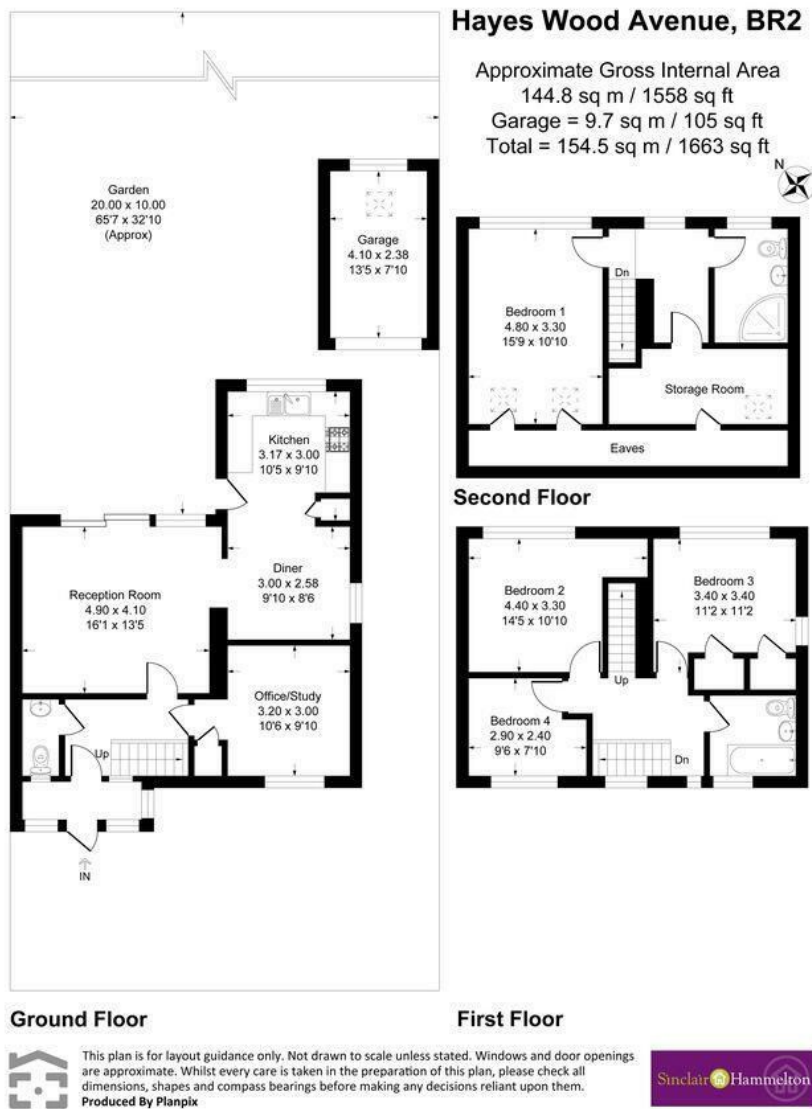
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## LOCAL AUTHORITY

E

## TENURE

Freehold

## EPC RATING

C

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

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

**Sinclair Hammelton**

## OFFICE ADDRESS

57 Station Approach  
 Hayes  
 Kent  
 BR2 7EB

## OFFICE DETAILS

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 for-sale-in-hayes/