Burns Close, Hayes, UB4 0EJ

- First Floor Maisonette
- NO CHAIN
- Large Fiited Kitchen
- Good Condition
- Brand New Lease on Completion
- One Bedroom
- Small Cot Room/Study
- Large Reception Room
- One Bathroom
- EPC Rating: C/Council Tax Band: C

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Asking Price £220,000

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DESCRIPTION

Burns Close is a well-presented first floor maisonette situated within a quiet residential cul-de-sac, offering a peaceful setting away from main road traffic while still benefiting from excellent accessibility. The location provides easy access to the A312 (Hayes Bypass) and A40, making it ideal for commuters travelling by car towards Central London, Heathrow Airport, and surrounding areas.

The property offers comfortable and practical living space, ideal for first-time buyers or investors alike. It features a bright and spacious reception room, perfect for both relaxing and entertaining, alongside a large fitted kitchen with ample storage and worktop space.

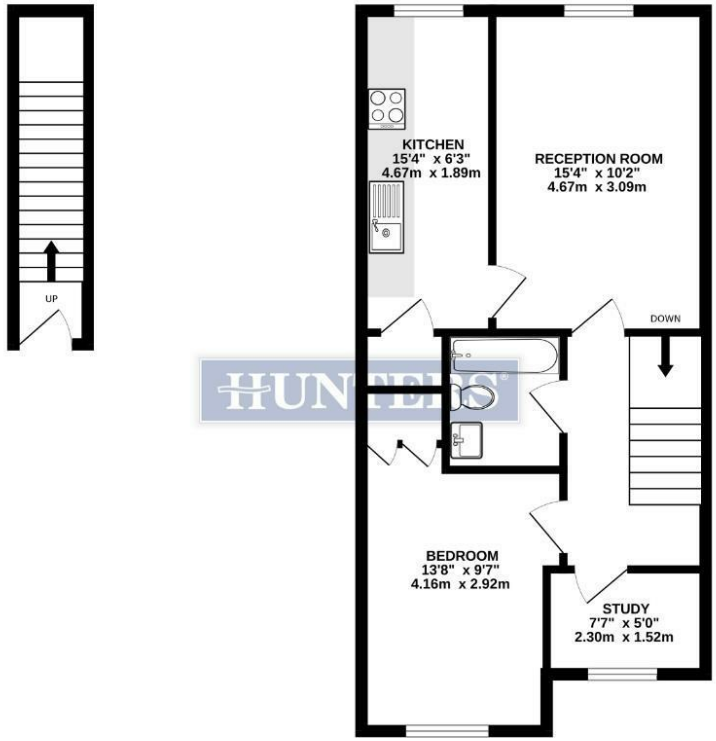
The accommodation includes a generously sized double bedroom, complemented by a versatile small cot room/study, ideal for home working or additional storage. A modern, well-appointed bathroom completes the internal layout. The property is in good condition throughout, allowing for immediate occupation with minimal work required.

Situated in a convenient residential location, the property is within close proximity to a range of local amenities including shops, supermarkets, and cafes along Uxbridge Road. Well-regarded local schools such as Minet Infant and Junior School and Guru Nanak Sikh Academy are nearby. Excellent transport links are easily accessible, with bus routes providing direct connections to Hayes Town, Southall, and Uxbridge, while Hayes & Harlington Station (Elizabeth Line) offers fast and direct access into Central London, Heathrow Airport, and beyond.

EPC Rating: C/Council Tax Band: C

GROUND FLOOR
56 sq.ft. (5.2 sq.m.) approx.

FIRST FLOOR
539 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 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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Viewings

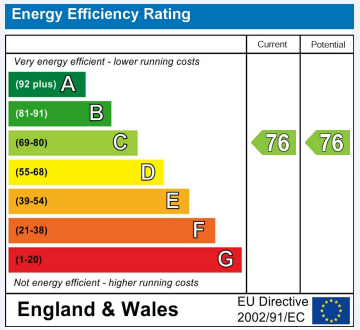
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

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