



## Willenhall Drive, Hayes, Middlesex, UB3 2UT

- Two Bedrooms
- Two Allocated Parking Spaces
- Fitted Kitchen
- Hayes Town Location
- Council Tax Band D
- Terraced House
- Private Rear Garden
- Bathroom Suite
- Walking Distance To Amenities & Transport Links
- EPC Rating C

**Offers In Excess Of £390,000**





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## DESCRIPTION

Hunters Estate Agents are delighted to offer for sale this two bedroom, terraced home in Willenhall Drive, Hayes Town! The property is brilliantly located being within easy reach to local transport links, amenities and schools.

The property comprises entrance hall, fitted kitchen, large reception room, two first floor bedrooms and a three piece bathroom suite. Externally the property has a private rear garden and an allocated parking bay for two cars.

Willenhall Drive is a quiet cul de sac situated in the heart of Hayes off Botwell Lane. The property is within easy reach of local transport links, bus stops, schools amenities and large shopping centres along with being only a short drive from the Uxbridge Road, A312/A40 motorway links and Heathrow Airport. Contact Hunters to organise a viewing on 0208 848 0978!



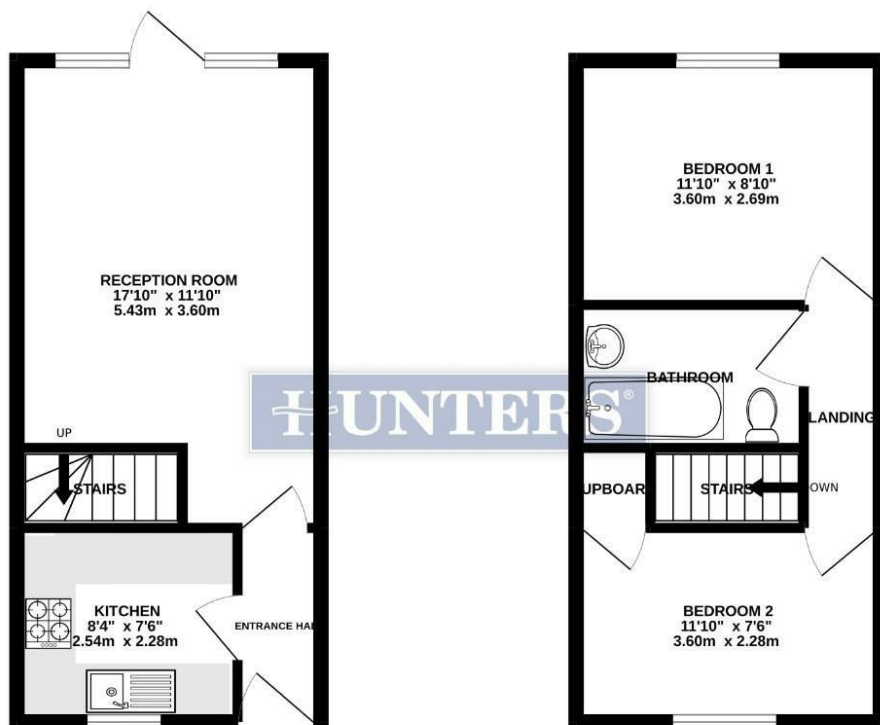






GROUND FLOOR  
299 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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

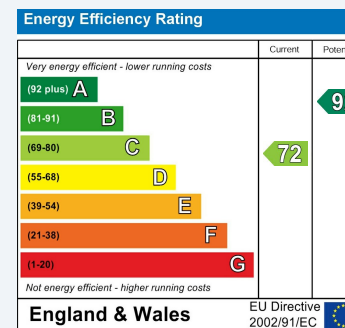
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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