







Farine Avenue, , Hayes, UB3 4GD

- 1 Bedroom first floor flat
- Walking distance to Hayes Town and Hayes & Harlington Underground Station
- Ample built in storage throughout
- High ceilings and balcony
- Communal grounds and gym access
- Great transport links

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£260,000

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DESCRIPTION

Nestled on Farine Avenue in Hayes, this charming one-bedroom first-floor flat offers a delightful blend of comfort and convenience. The property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The high ceilings enhance the sense of space, while the ample storage options ensure that your belongings are neatly tucked away.

The flat boasts a private balcony, perfect for enjoying a morning coffee or unwinding after a long day. Residents will appreciate the access to communal gardens, providing a serene outdoor space to relax and socialise. For those who enjoy an active lifestyle, the on-site gym is an added bonus, allowing you to maintain your fitness regime without leaving home.

Situated within walking distance to Hayes Town, you will find a variety of shops, cafes, and amenities right at your doorstep. The excellent transport links make commuting a breeze, connecting you to central London and beyond with ease.

This purpose-built flat is an ideal choice for first-time buyers or those seeking a low-maintenance living space in a vibrant community. With its appealing features and prime location, this property is not to be missed.









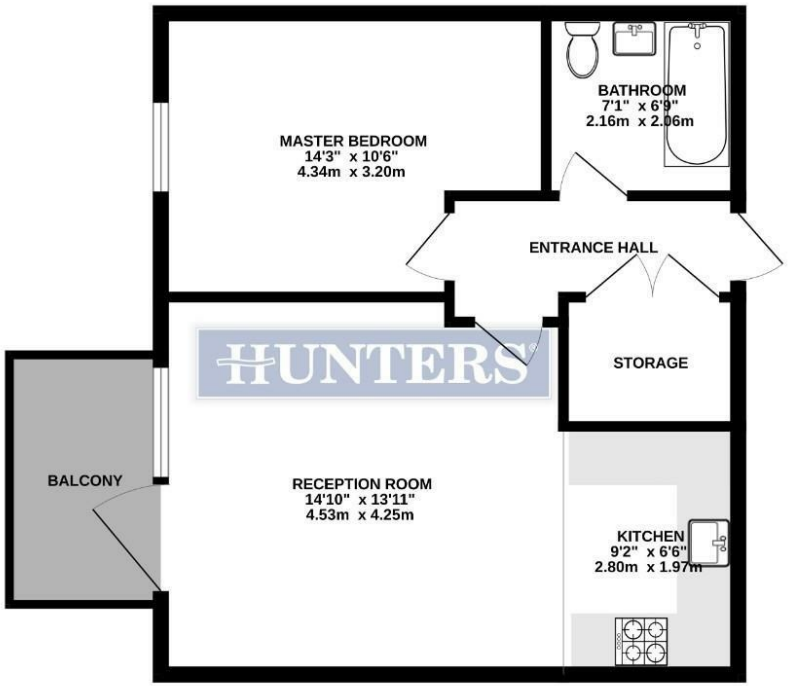








FIRST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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

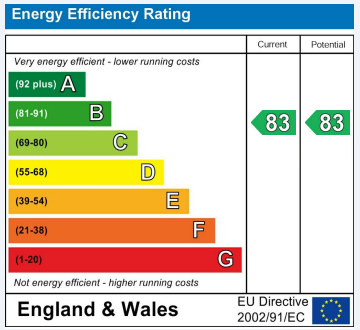
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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