



Botwell Lane, , Hayes, UB3 2AE

- Three Bedrooms
- Off Street Parking
- Kitchen/Diner
- Close to Hayes Town
- Council Tax Band D
- Terraced House
- Large Rear Garden
- Three Piece Bathroom Suite
- EPC Rating D
- Inquire Now to Avoid Disappointment!

£2,200 Per Month



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DESCRIPTION

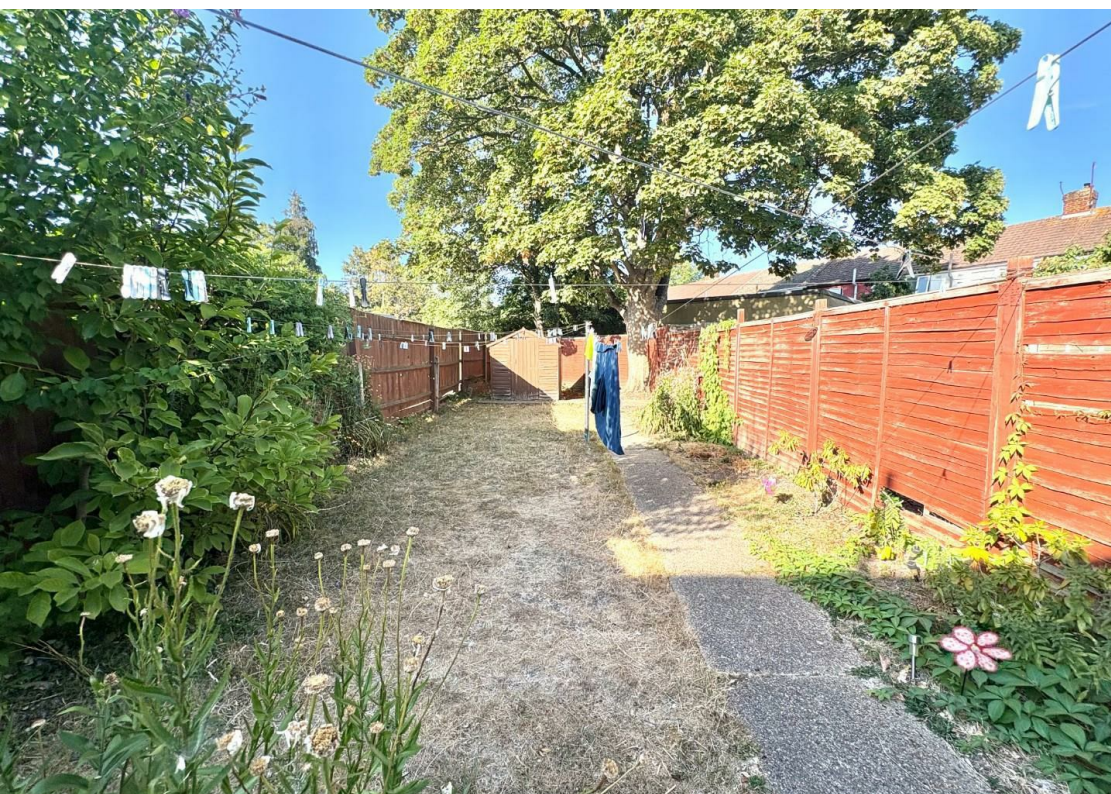
Nestled on the charming Botwell Lane in Hayes, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and functionality, making it an ideal choice for those seeking a welcoming environment.

Situated in a vibrant community, this property benefits from easy access to local amenities, schools, and transport links, making it a practical choice for daily life. The surrounding area is known for its friendly atmosphere and offers a variety of parks and recreational facilities, perfect for outdoor activities.

This house on Botwell Lane is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it is sure to attract interest from prospective renters. Do not miss the chance to make this charming property your new home.





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		
(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.



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