



## Albacore Way, Hayes, UB3 2FS

- Three Bedroom Townhouse
- Separate Modern Kitchen
- Rear Conservatory
- Low Maintenance Garden
- Off-Street Parking
- Third Floor Master Bedroom with En-Suite
- Spacious Reception Room
- Ground Floor WC & Second Floor Family Bathroom
- Popular Residential Development
- EPC Rating: TBC

**£575,000**

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# Albacore Way, Hayes, UB3 2FS

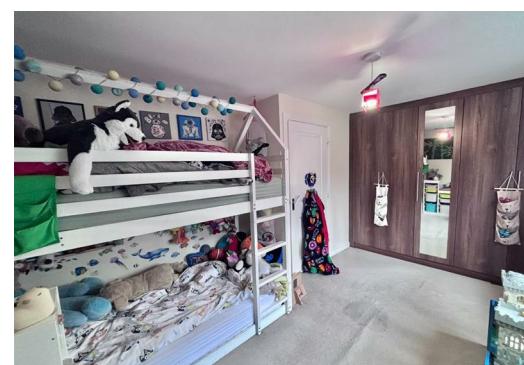
## DESCRIPTION

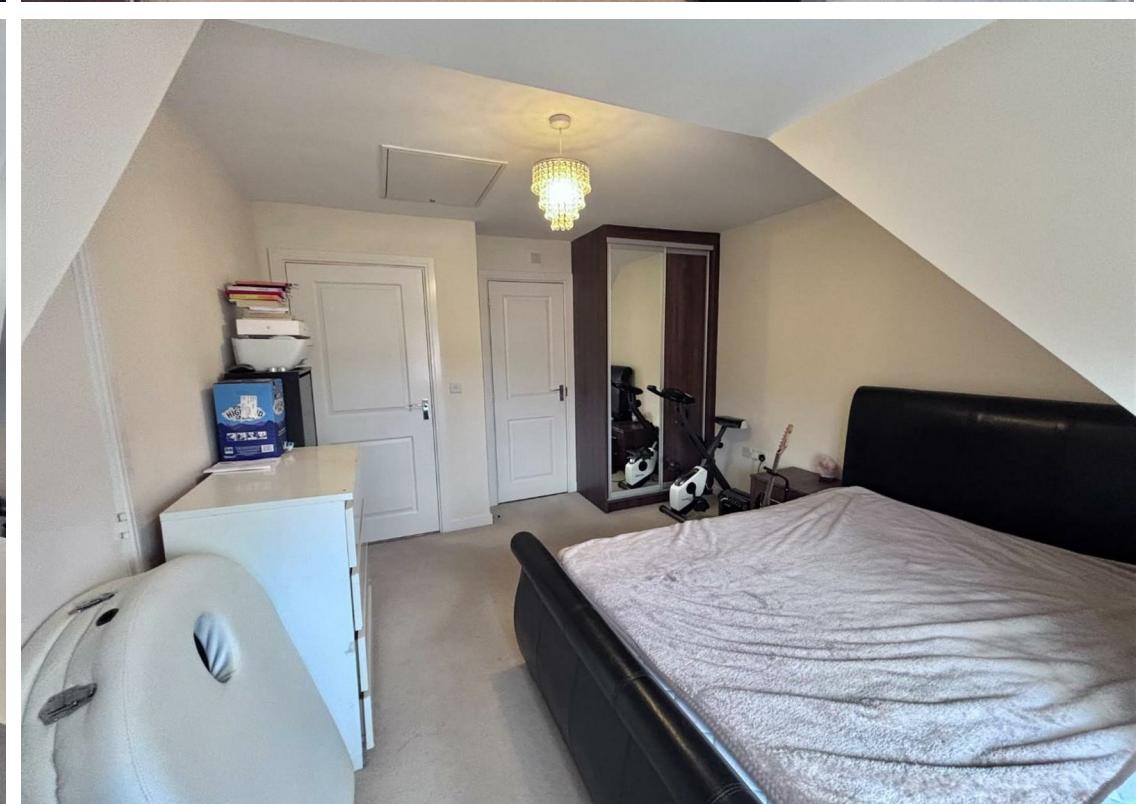
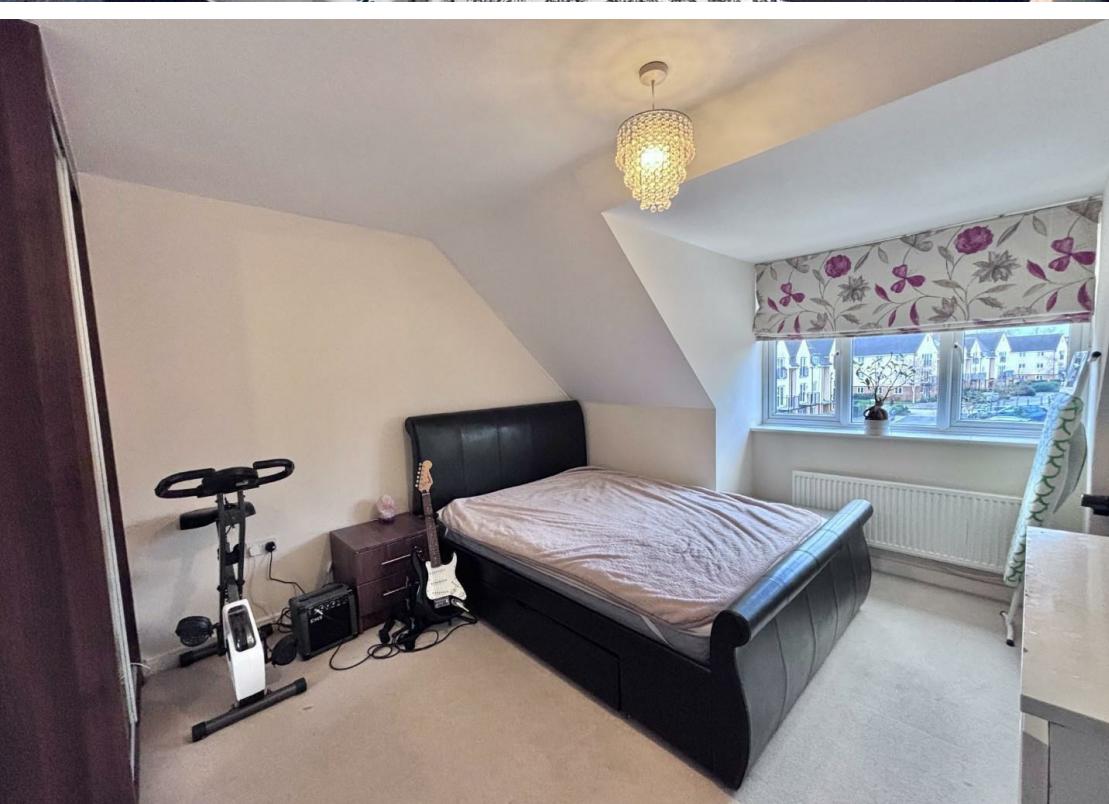
Situated within a popular residential development in Hayes, this well-presented three-bedroom townhouse offers versatile living space arranged over three floors, making it an ideal home for families, professionals, or investors alike.

The ground floor comprises a spacious reception room, providing a comfortable living and dining area, along with a separate modern kitchen offering ample storage and worktop space. A ground floor WC adds further practicality. To the rear, a bright conservatory overlooks and provides access to the low-maintenance garden, perfect for both relaxing and entertaining.

On the first floor, there are two well-proportioned bedrooms as well as a family bathroom, finished to a modern standard. The third-floor master bedroom benefits from its own en-suite shower room, offering privacy and a peaceful retreat, as well as built in storage.

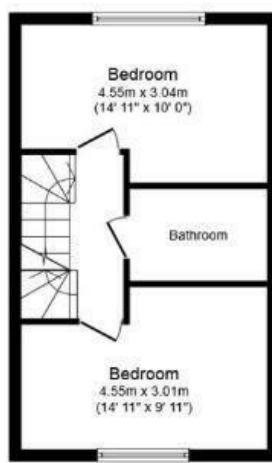
Externally, the property further benefits from off-street parking, adding to the convenience of this attractive home. Well located for local amenities, transport links, and schools, 35 Albacore Way, Hayes, UB3 2FS represents a fantastic opportunity to purchase a modern townhouse in a sought-after location.



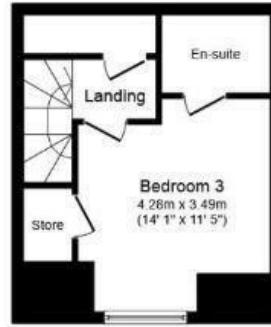




**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 110.0 sq. m. (1,184 sq. ft.) approx**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.

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			
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.