



Elmlea Drive, Hayes, Middlesex, UB3 2RT

- Three Bedrooms
- No Chain
- Garage In a Block
- Fitted Kitchen
- Close Proximity to Uxbridge Road
- Terraced House
- Generous Rear Garden
- Modern Bathroom
- Large Reception Room
- EPC Rating: TBC

Asking Price £495,000

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Situated on Elmlea Drive in Hayes End is this three bedroom, terraced home being offered for sale with NO ONWARD CHAIN. The property is prominently situated within close proximity to the Uxbridge Road and would be perfect for first time buyers looking to get onto the property ladder.

The property comprises entrance hall, large reception room, fitted kitchen, three first floor bedrooms and a modern shower room. Outside, the property has a generous rear garden with rear access and to the front a low maintenance paved garden. The property also has its own garage apart of a block within the cul de sac. Further benefits include gas central heating and double glazing throughout.

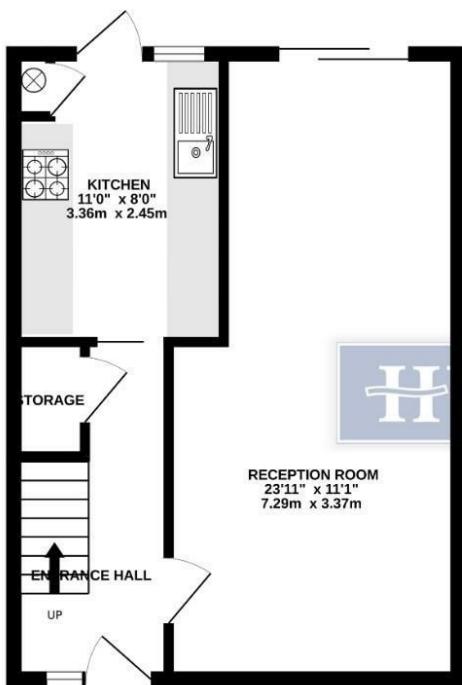
Elmlea Drive is a quiet and residential location and is within close proximity to the Uxbridge Road, providing further access to amenities, transport links and large supermarkets. You are a short drive away from the A312/A40/M4/M25 motorway links and Heathrow Airport. Local primary and secondary schools are also nearby.



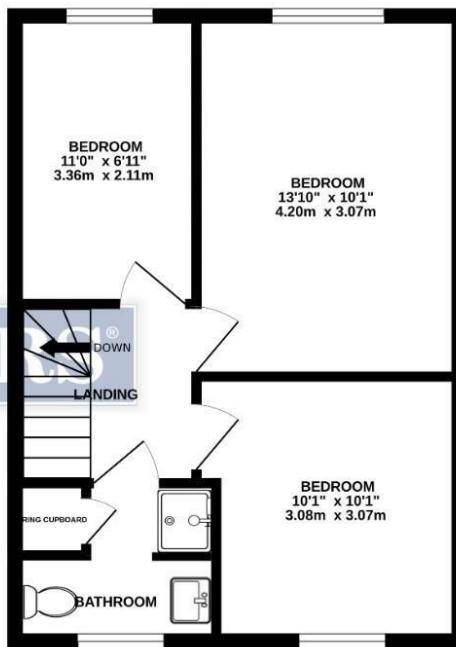
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GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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.