



## Coronation Road, , Hayes, UB3 4JU

- Two bedrooms
- Modern Kitchen
- Generous Rear Garden
- Paved Front Garden
- Utility Room
- Terraced House
- Modern Shower Room
- Potential To Extend (STPP)
- Double Glazed & Gas Central Heating
- EPC Rating - C

**Offers Over £400,000**



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## DESCRIPTION

Situated on Coronation Road in South Hayes is this well presented, two bedroom terraced home offered for sale with NO ONWARD CHAIN! The property is situated in a popular location being within close proximity to schools, amenities and transport links.

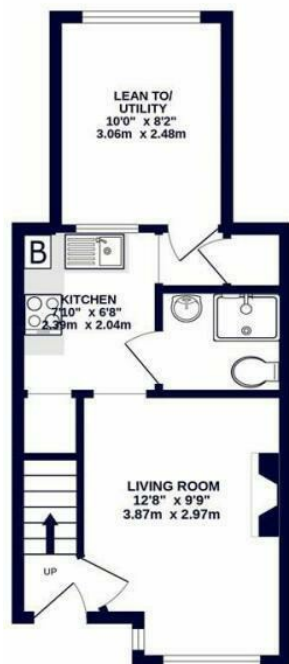
The property comprises entrance hall, reception room, fitted kitchen, ground floor shower room, utility room and two first floor bedrooms with potential to create a first floor bathroom. Outside the property has a very generous rear garden with the added benefit of rear access from Roseville Road. To the front a paved front garden with the easy possibility of creating a driveway.

Coronation Road is situated off Roseville Road and is within close proximity to Heathrow Airport, A312/A40/M4 motorway links, amenities, large shopping centres and schools! The Elizabeth Line is within easy reach now servicing faster travel into London. Get in touch with us today to find out more.





GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

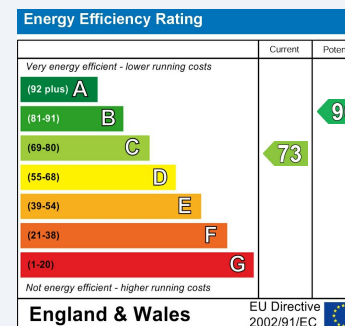
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.