



## Aubrey Court, Dawley Road, Hayes

- Two Bedroom
- Allocated Parking
- Open Plan Living Area
- Great First Time Purchase or Buy to Let Investment
- EPC Rating B / Council Tax Band C
- Two Bathrooms
- Communal Gardens
- No Onward Chain
- Good Connectivity to Hayes Town and Surrounding Areas
- Viewings Highly Advised

**Asking Price £279,950**



# Aubrey Court, Dawley Road, Hayes

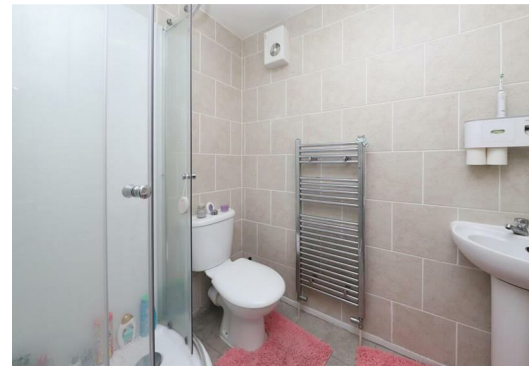
## DESCRIPTION

Situated on Dawley Road in South Hayes is this well presented, two bedroom first floor flat which is being offered for sale with NO ONWARD CHAIN. The property is perfect for a first time buyer or long term buy to let investor, viewings on this are highly advised to not miss out.

The property comprises entrance hall, two double bedrooms, two bathrooms, open plan living area with modern fitted kitchen and a Juliet balcony. Outside the property benefits from a parking space and communal gardens.

Being on Dawley Road you are within close proximity to bus links, Hayes and Harlington mainline station which now services the Elizabeth Line, local schools, Heathrow Airport and the M4/A312/M25 motorway links are a short drive away. Viewings are highly recommended to appreciate what this property offers, contact our branch for more information and to get an appointment.

EPC Rating B / Council Tax Band C





Approximately  
624 Sq. Ft  
(57.9 Sq M)

First Floor



**Viewings**

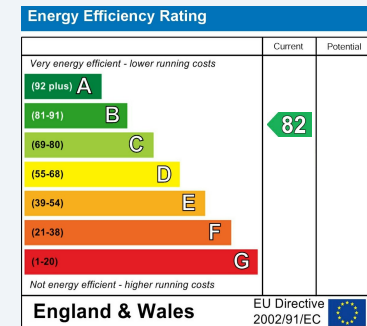
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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