







Sycamore Avenue, , Hayes, UB3 2NT

- Two Double Bedrooms
- Large Reception Room
- Fitted Bathroom
- Communal Gardens
- Leasehold - 117 Years Remaining
- Ground Floor Flat
- Private Balcony
- Large Fitted Kitchen
- EPC Rating C
- Internal & External Storage Facilities

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HERE TO GET *you* THERE

Asking Price £279,950

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DESCRIPTION

Situated on Sycamore Avenue in Hayes Town is this spacious, two bedroom, ground floor flat. The property is ideal for first time buyers or buy to let investors with a potential gross yield of 5.8%.

The property comprises entrance hall, fitted bathroom, large fitted kitchen, two double bedrooms, large reception and a private balcony. Externally there are communal gardens for residents and parking available on the street. You also have the added benefit of external storage units.

Sycamore Avenue is situated off Barra Hall Road in Hayes and is within close proximity to local shops and bus links. Hayes Town is within easy reach providing an array of different shopping facilities, restaurants and eateries along with the newly available Elizabeth Line at Hayes and Harlington Station.













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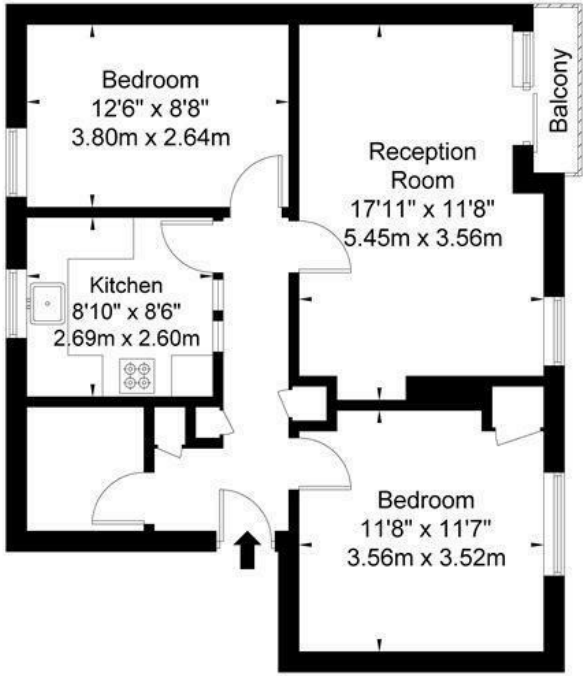
Approx Gross Internal Area = 60.2 sq m / 647 sq ft



Ground Floor

Ref

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Viewings

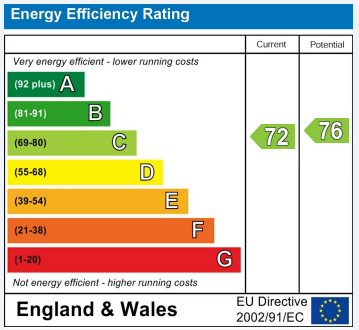
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

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