







Dawson Close, Hayes, UB3 2RH

- Two Bedrooms
- Maisonette
- Modern Kitchen
- Own Entrance
- Close Proximity to Uxbridge Road
- First Floor
- Large Reception Room
- Communal Gardens
- Quiet Location
- EPC Rating: TBC

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Asking Price £290,000

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DESCRIPTION

Situated on Dawson Close in Hayes End is this well presented, two bedroom first floor maisonette. The property is situated in a quiet residential location and is perfect for first time buyers or buy to let investors with a potential gross yield in the region of 6.6% per annum.

The property comprises own entrance leading to the first floor, landing, large reception room, separate fitted kitchen, three piece bathroom suite and two bedrooms. The property also has ample storage throughout. Outside, the property has communal gardens and parking available within the cul de sac.

Dawson Close is a quaint 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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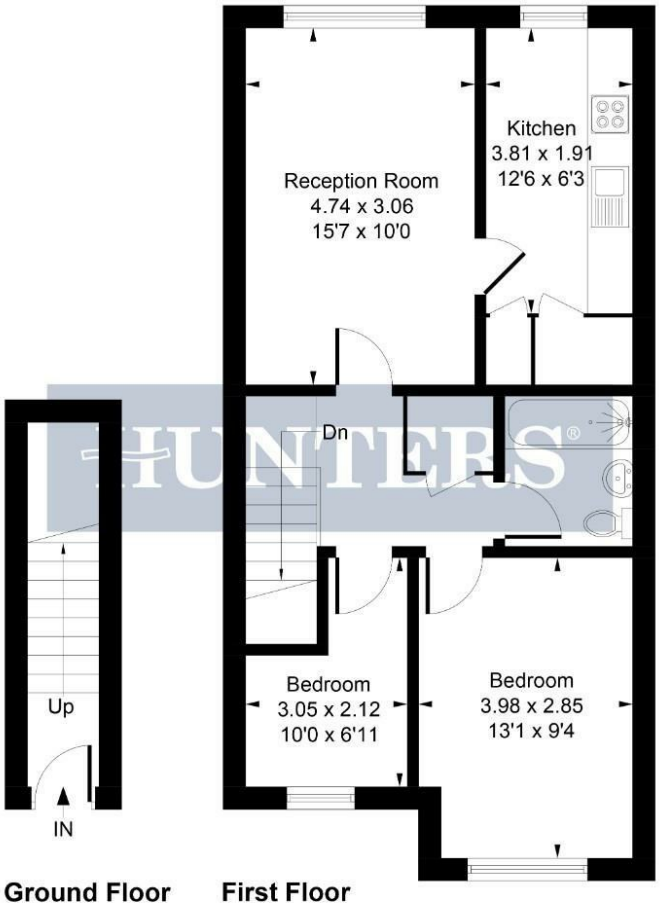
Approximate Gross Internal Area
59.2 sq m / 637 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Produced for Hunters

Viewings

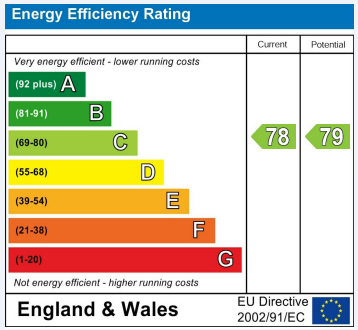
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

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