



Fairey Avenue, Hayes

- Two Bedroom
- No Chain
- Fitted Kitchen
- 68 Years Lease Remaining
- EPC Rating E
- First Floor Maisonette
- Bathroom Suite
- Separate Private Garden
- Great Buy To Let / First Time Buy
- Walking Distance To Hayes & Harlington Station

Asking Price £259,950

Tenure: Leasehold

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HERE TO GET *you* THERE

Fairey Avenue, Hayes

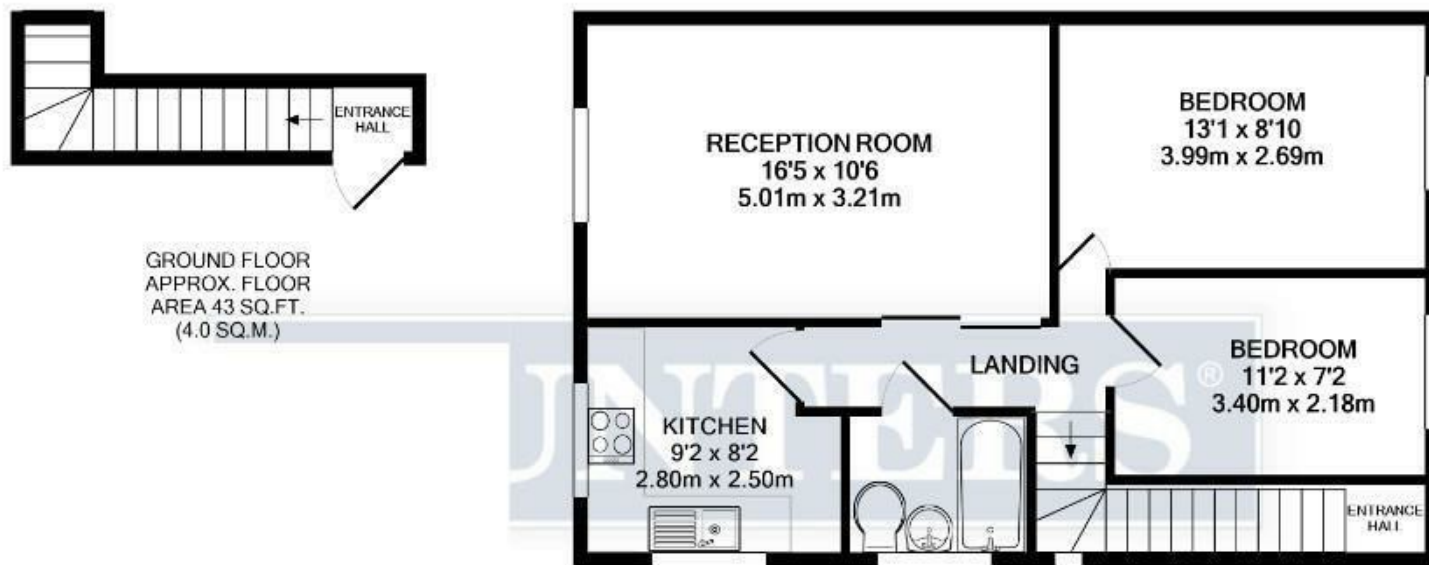
DESCRIPTION

Hunters Estate Agents offer for sale this two bedroom, first floor maisonette on Fairey Avenue in Hayes Town. The property is situated in a popular cul de sac moments away from Hayes and Harlington Station and has the benefit of no onward chain.

The property comprises entrance hall, two bedrooms, large reception room, bathroom suite, fitted kitchen and storage throughout. Externally the property has private, separate garden and permit parking available on the street for residents.

Fairey Avenue is situated off North Hyde Road and is a stones throw away from the Hayes and Harlington Mainline Station. You are a short walk from local amenities, transport links and Hayes Town High Street and a short drive from the A312/A40 motorway links, Heathrow Airport and Stockley Business Park. Contact Hunters today for an appointment on 0208 848 0978.





1ST FLOOR
APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)

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. 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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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

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