



## Ground Floor 34 Tudor Road, Hayes

- Two Bedrooms
- Immaculate Condition Throughout
- Large Master Bedroom with Fitted Wardrobes
- Modern Fitted Kitchen
- EPC Rating D
- Ground Floor Maisonette
- Private Rear Gardem
- Modern Shower Suite
- Great First Time Buy or Long Term Buy to Let Investment
- Council Tax Band C

**Asking Price £315,000**



# Tudor Road, Hayes, UB3 2QB

## DESCRIPTION

Situated on Tudor Road in Hayes End is this immaculate two bedroom ground floor maisonette which is being sold with its own private garden. The property is perfect for first time buyers or long term buy to let investors with a potential gross yield in the region of 6.2%.

The property comprises entrance foyer, large sitting room, modern shower suite, modern fitted kitchen and two good sized bedrooms with the master room benefiting from fitted wardrobes. Outside the property has its own private rear garden and parking available on the street with no restrictions.

Located within easy reach of a range of local amenities, the property is just a short distance from Botwell Green Leisure Centre, Lake Farm Country Park, and well-regarded schools such as Botwell House Catholic Primary School. Excellent transport links are also nearby, including Hayes & Harlington Station providing fast connections into Central London, as well as easy access to the A312 and M4 motorway.



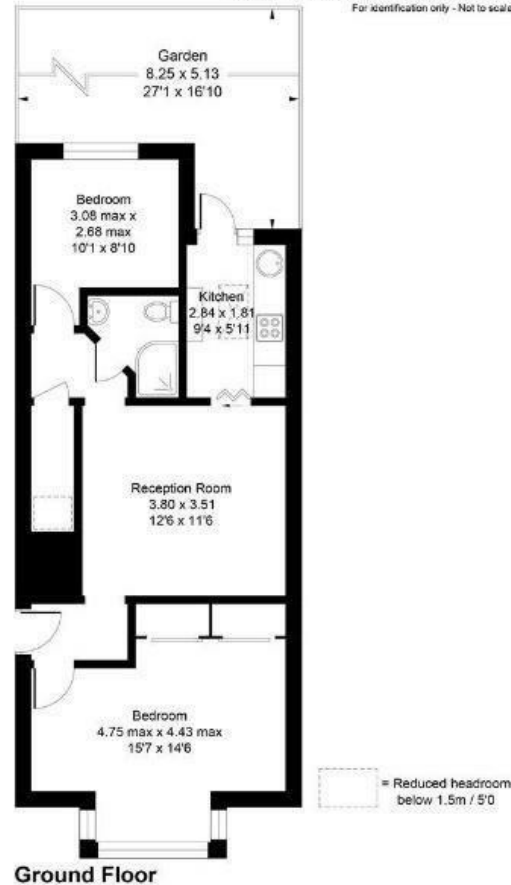




### Tudor Road, UB3

Approximate Area = 582 sq ft / 54.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.

### 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

