



Melrose Close, Hayes, UB4 0AZ

- Four Bedrooms
- Ground Floor WC
- Modern Fitted Kitchen
- Private Rear Garden
- EPC Rating C
- Two Bathrooms
- Large Reception Room
- Conservatory
- Terraced Townhouse
- Council Tax Band D

Asking Price £525,000

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Situated on Melrose Close in North Hayes is this spacious, four bedroom townhouse which is situated over three floors and spans just over 1,200 square feet. The property is offered for sale in good condition throughout and is great for families or buy to let investors.

The property comprises entrance hall, ground floor wc, modern fitted kitchen, ground floor shower room, large reception room and conservatory. To the first floor there are two bedrooms and two second floor bedrooms alongside a modern bathroom suite. Outside, the property has private rear and front gardens and there is parking available on the street.



Melrose Close is situated in a popular residential area of North Hayes, just off Balmoral Drive and within easy reach of Uxbridge Road, providing convenient access to a range of local shops, supermarkets, restaurants and everyday amenities. The area is well served by local schools, including Grange Park School and Hayes Park School, while excellent bus links provide access towards Hayes Town, Uxbridge and surrounding areas. Hayes & Harlington Station, offering Elizabeth Line and National Rail services, is also within easy reach, providing convenient connections towards Central London and Heathrow. The A312, A40 and M4 are readily accessible, making the location well suited to commuters.



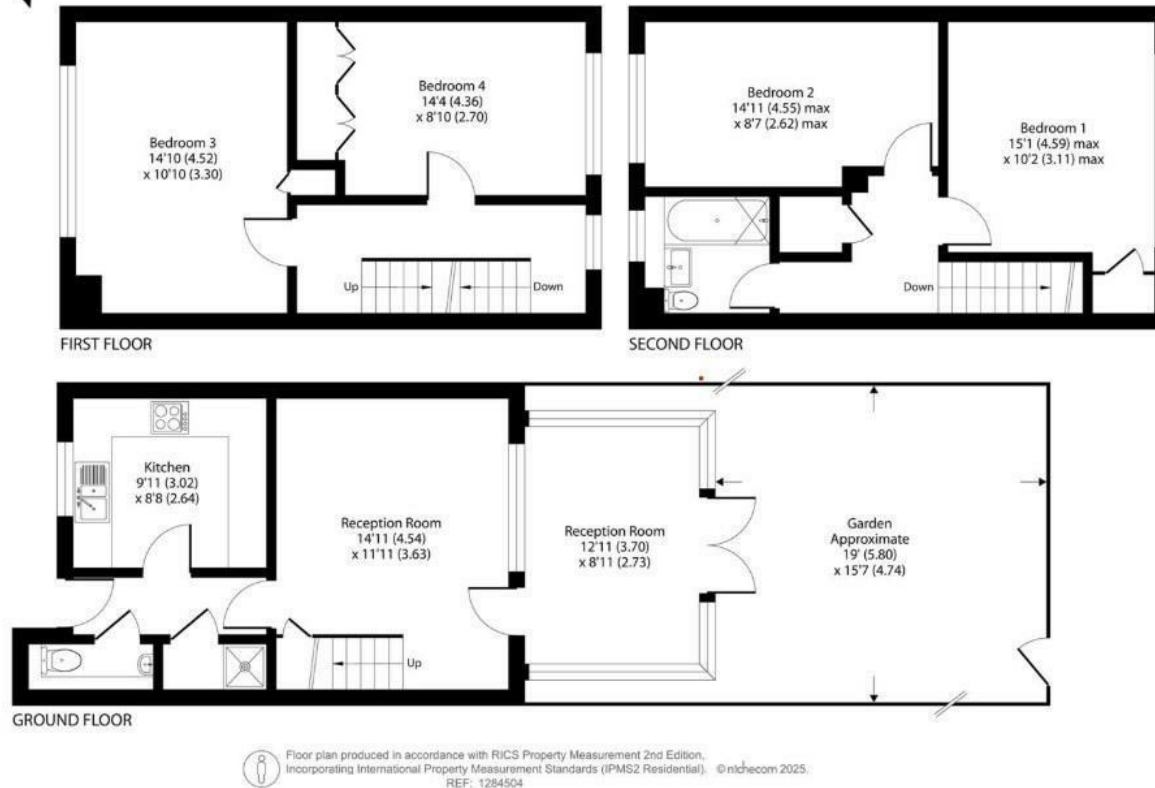
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Approximate Area = 1234 sq ft / 114.6 sq m

For identification only - Not to scale



Viewings

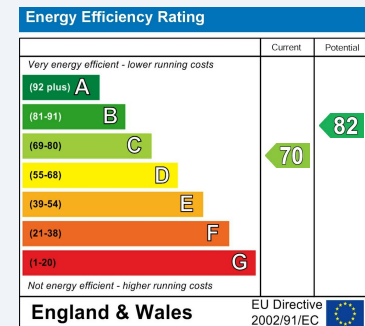
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.