







Rosedale Avenue, Hayes, UB3 2RG

- Two Bedrooms
- No Chain
- Quiet Residential Street
- Separate Kitchen/Diner
- Walking Distance to Amenities, Transport Links and Schools
- Terraced House
- Generous & Private Rear Garden
- Separate Reception Room
- Great for First Time Buyers
- EPC Rating D / Council Tax Band C

HUNTERS®
HERE TO GET *you* THERE

Asking Price £350,000

Rosedale Avenue, Hayes, UB3 2RG

DESCRIPTION

Situated on Rosedale Avenue in Hayes End is this great opportunity to acquire a freehold, two bedroom terraced house which is being sold with NO ONWARD CHAIN. Perfect for first time buyers looking to get onto the property ladder, with this home offering a blank canvas for its new owners.

The property comprises entrance foyer, reception room, separate kitchen/diner across the back, two first floor bedrooms and a separate bathroom suite. Outside, the property has a generous garden offering over 60ft of space, to the front a small courtyard. Parking is available on the street with no restrictions.

Rosedale Avenue is a quiet residential road in Hayes which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing effortless access to Uxbridge Town Centre with its variety of shops and restaurants. Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away. You are also within commuting range of the Hayes and Harlington mainline station now servicing the Elizabeth Line.







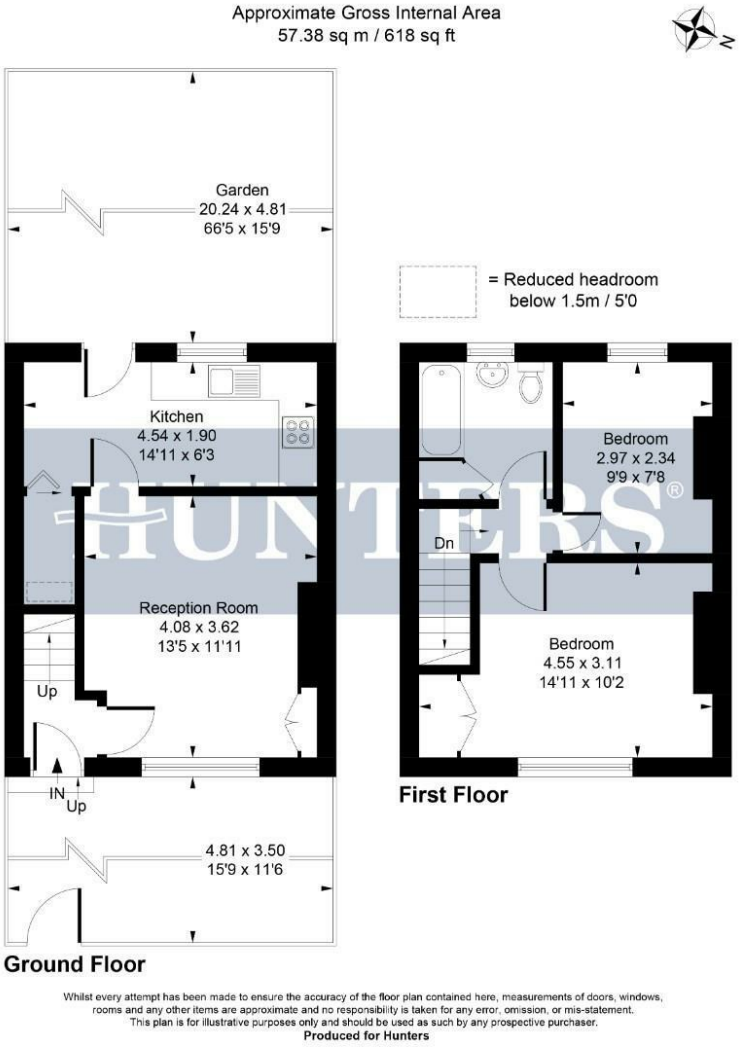












Viewings

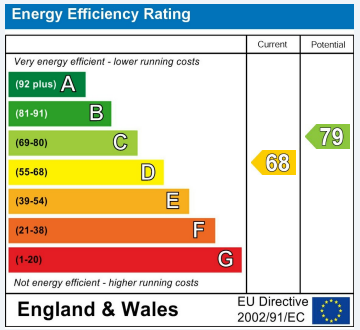
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

HUNTERS®
HERE TO GET *you* THERE