

## Berrydale Road, Hayes

- One Bedroom House
- Private Garden
- Good Condition Throughout
- Fitted Kitchen & Shower Room
- EPC Rating C
- Freehold
- Allocated Parking
- Popular & Quiet Location
- Unique Converted Loft
- Council Tax Band C

**Asking Price £320,000**

**Tenure: Freehold**

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# Berrydale Road, Hayes

## DESCRIPTION

A well presented and modern one bedroom starter home in the ever popular Yeading location. This property is set on Berrydale Road and has the added benefit of being FREEHOLD.

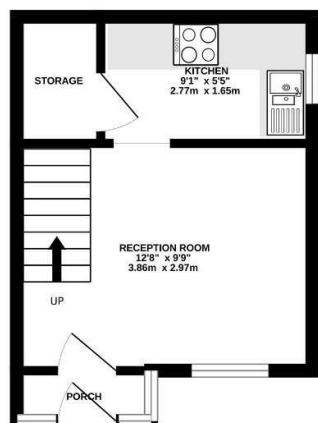
The property comprises entrance porch, reception room, fitted kitchen, under stair storage unit, master bedroom with fitted wardrobes, modern shower room and a uniquely converted loft room currently being used as a study area. To the front of the property you have a private garden and there is allocated parking with the property also.

Berrydale Road is situated in Yeading and is within easy reach to local shopping markets, amenities and transport links. The A312/A40 is a short drive away along with Heathrow Airport.

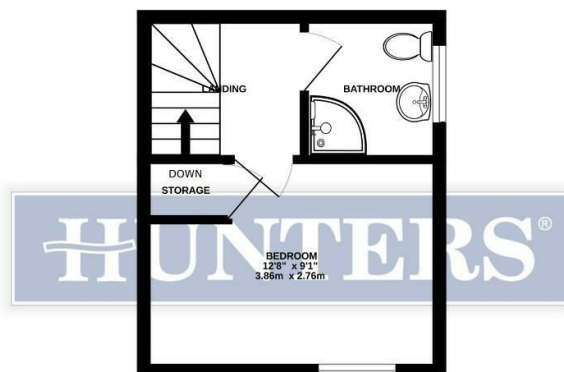


Council Tax:

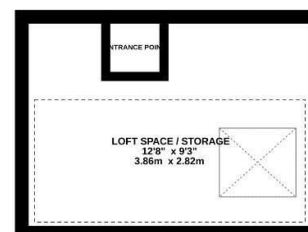
GROUND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR  
192 sq.ft. (17.9 sq.m.) approx.



2ND FLOOR  
117 sq.ft. (10.9 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>



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