



## Clayton Road, Hayes, UB3 1AZ

- Three Bedrooms
- Great Condition Throughout
- Modern Fitted Kitchen
- Generous Rear Garden
- NO CHAIN
- End of Terraced
- Modern Four Piece Bathroom
- Two Reception Rooms
- Shared Driveway w/ Access to Rear Garden
- EPC Rating: D

**Asking Price £499,950**



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Situated on Clayton Road in Hayes Town is this well presented, three bedroom, end of terraced home being offered for sale with NO ONWARD CHAIN. The property is a stones throw away from Hayes Town & the Hayes and Harlington train station and is perfect for first time buyers or buy to let investors.

The property comprises entrance hall, sitting room, dining room, modern fitted kitchen and ground floor four piece bathroom suite. To the first floor you are met with three good sized bedrooms with enough space to create a first floor bathroom if required. Outside, the property has a generous rear garden with scope to extend subject to planning consents along with a shared drive with access to the rear for parking. The property also benefits from gas central heating and double glazing throughout.



Clayton Road is situated in Hayes Town and is walking distance to local amenities, transport links and schools. The Hayes and Harlington Station which now serves the Elizabeth Line, is a short walk away along with Hayes Town shopping facilities. You are a short drive away from the A312/A40 motorway links, Heathrow Airport and Stockley Business Park.

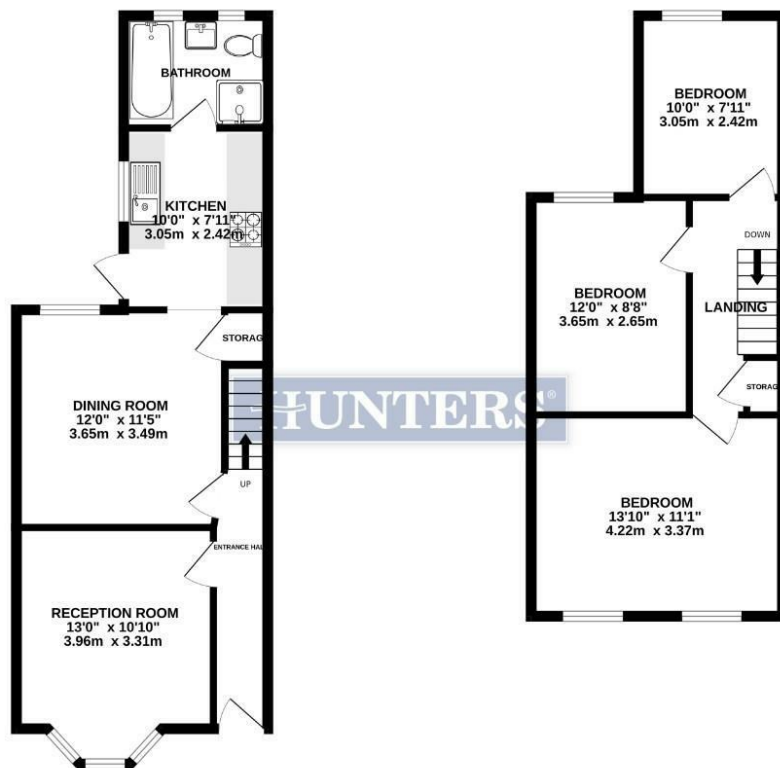


# Clayton Road, Hayes, UB3 1AZ



GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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### Viewings

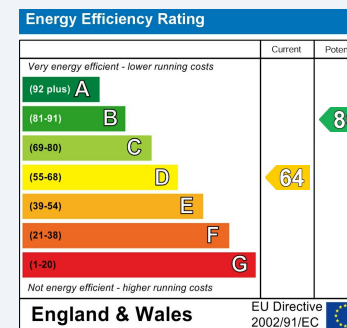
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.

