



HUNTERS[®]
HERE TO GET *you* THERE

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Warwick Crescent, Hayes, UB4 8RE

Asking Price £450,000

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Situated on Woodrow Avenue in North Hayes is two bedroom, terraced home being offered for sale in good condition throughout and also has NO ONWARD CHAIN. The property is in close proximity to amenities, transport links and sought after local schools and would be perfect for first time buyers

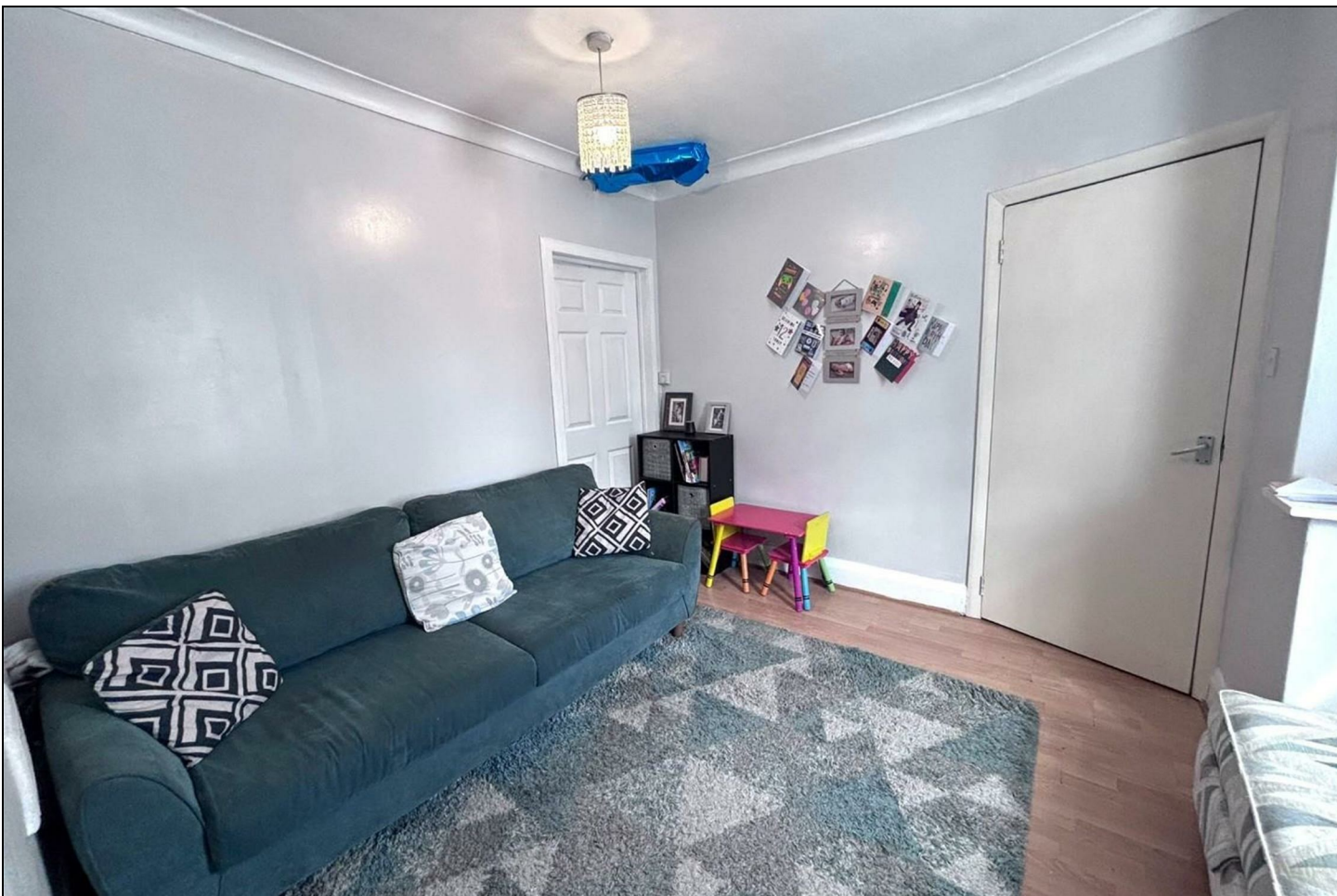
The property comprises entrance hall, sitting room, open plan dining room and kitchen, two first floor bedrooms and a separate, modern bathroom suite. Outside, the property has off street parking and a generous rear garden with a brick built storage unit.

The property is located in a sought after area convenient for local schools & access to both Yeading lane & the main Uxbridge road which provides access to the surrounding areas & beyond including Hayes Town with its Hayes & Harlington mainline station now servicing the Elizabeth Line. The A312/A40 dual carriageway links are also a short drive away providing greater access into London and Heathrow Airport.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978
hayes@hunters.com | www.hunters.com

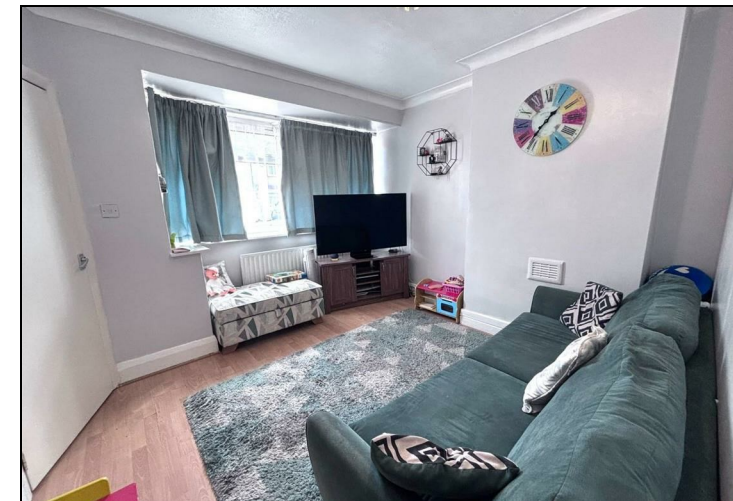
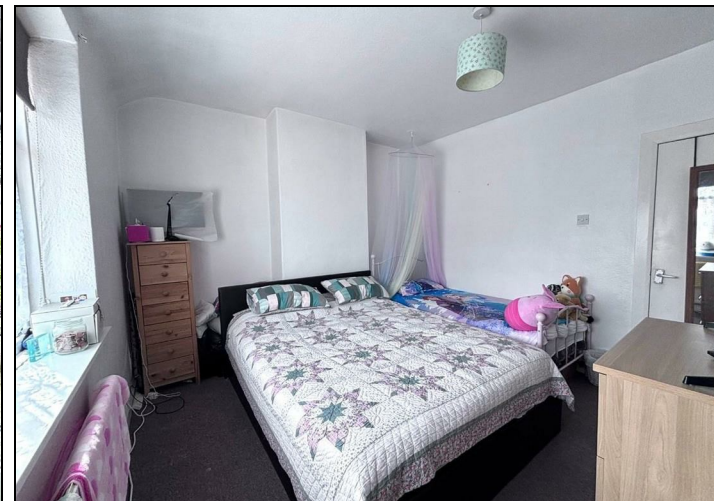


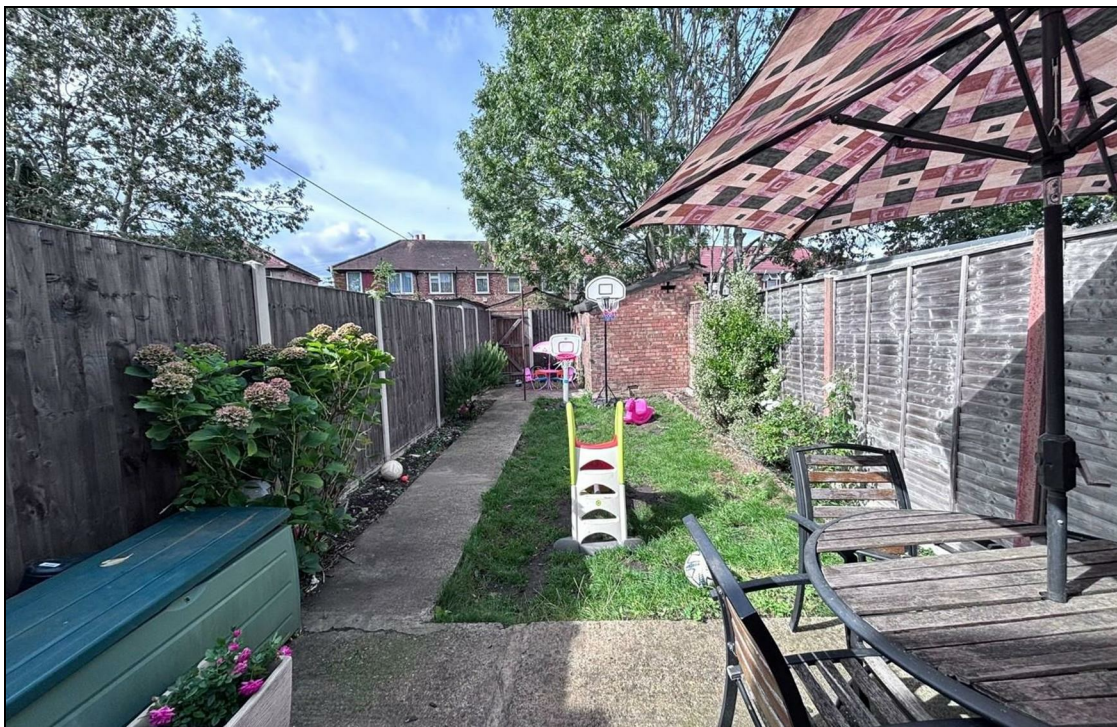
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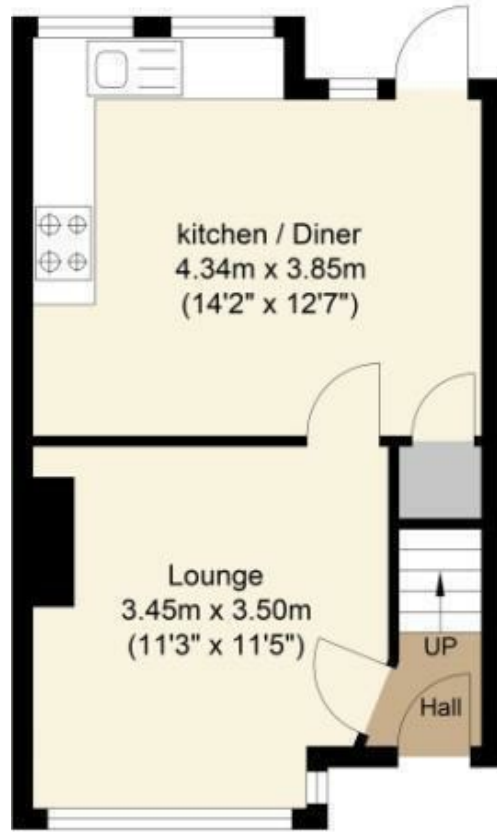
KEY FEATURES

- Two Bedrooms
- Mid Terraced
- Off Street Parking
 - No Chain
- Close Proximity to Amenities, Schools & Transport Links
 - Viewings Recommended
- Ideal For First Time Buyers
 - EPC RATING: C
- Potential to Extend (STPP)
 - Popular Location

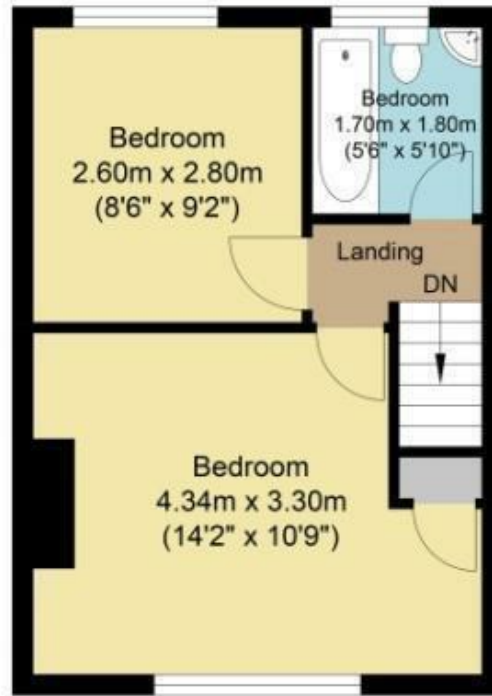




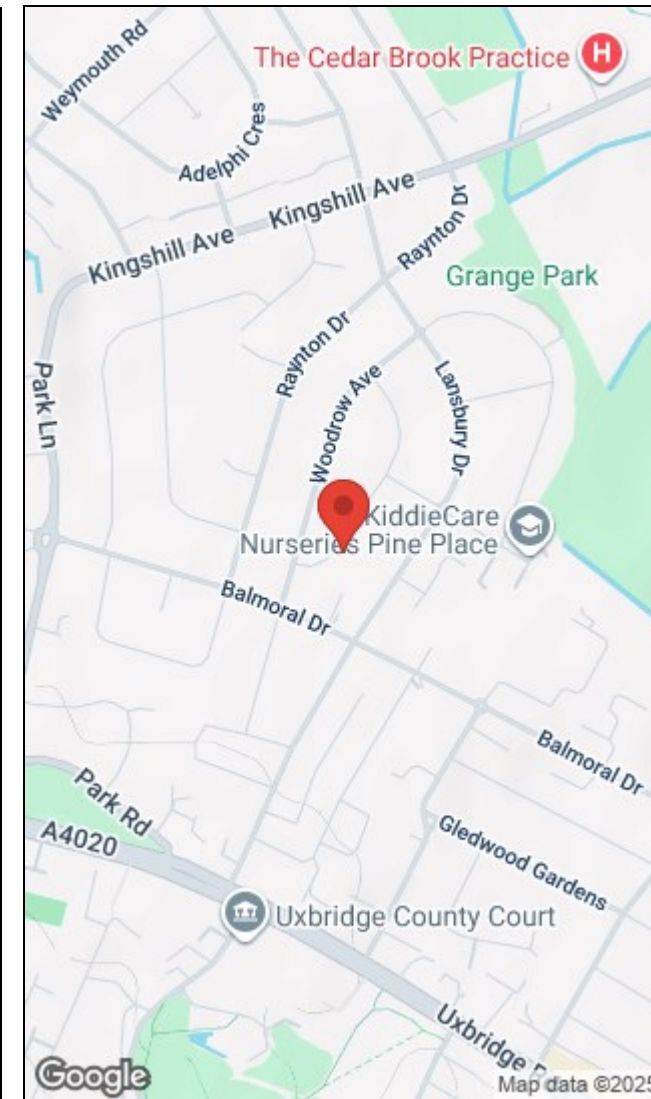
Approx Gross Internal Floor Area : 57.29 sq. m. (616.66 sq. ft.)



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	74	74	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
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