



Warley Avenue, Hayes

- Semi Detached
- Two Bathrooms
- Double Glazing
- Extended
- Three Bedrooms
- Gas Central Heating
- Off Street Parking
- Close to Transport

£525,000

HUNTERS[®]
HERE TO GET *you* THERE

Warley Avenue, Hayes

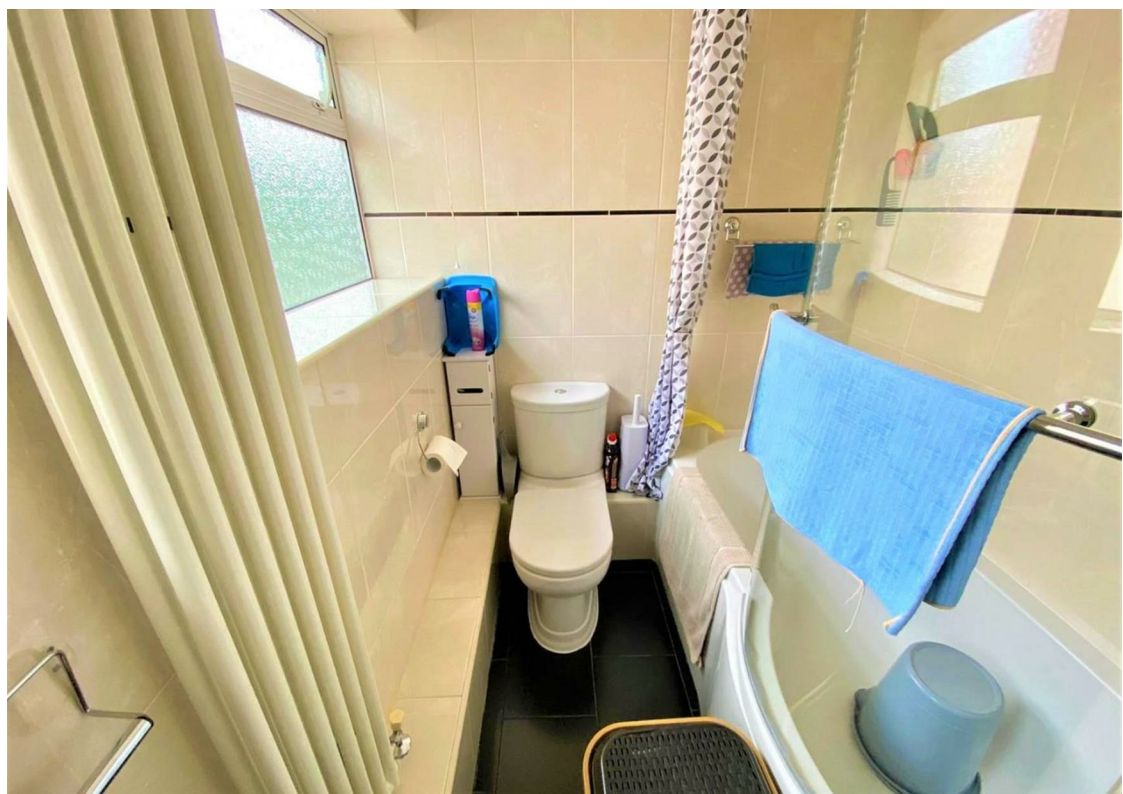
DESCRIPTION

Set on a prime residential road in North Hayes is this three bedroom semi detached property in fantastic condition. Based on Warley Avenue it is the perfect opportunity to acquire an already extended family home

The property comprises entrance hall, extended modern fitted kitchen, ground floor shower room, living room, reception room, three first floor bedrooms and three piece bathroom suite. Externally to the front there is a driveway and to the rear a free standing brick garage, and private garden.

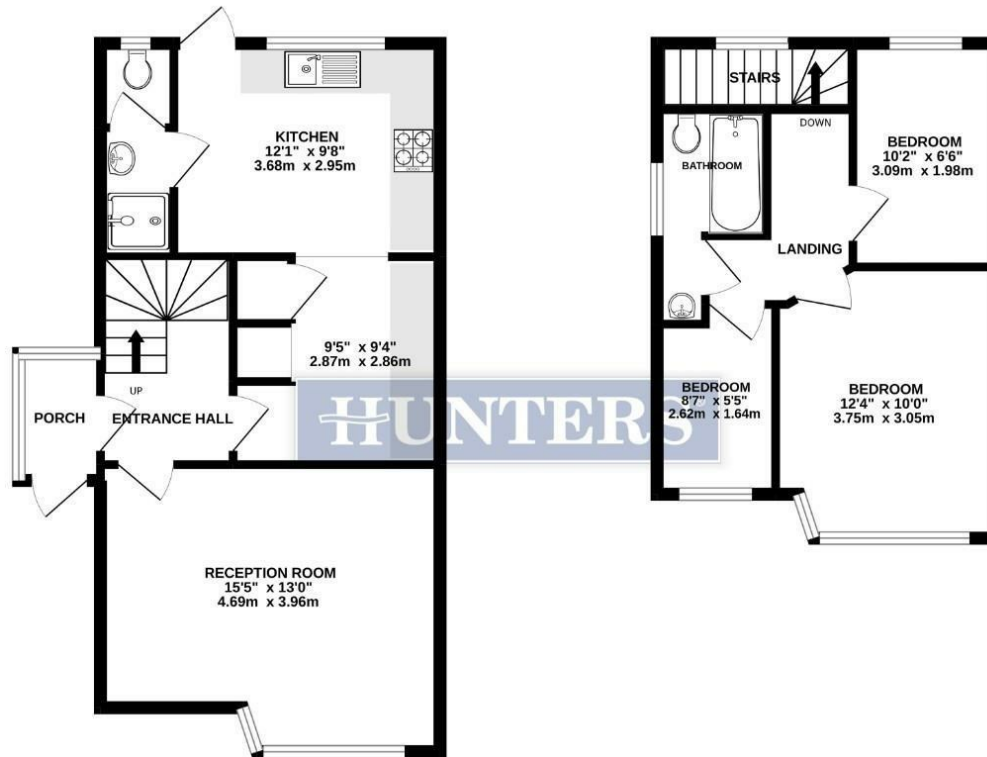
Set on Warley Avenue you are within easy reach of the Uxbridge Road allowing access to surrounding areas, transport links, amenities and schools. The A40/A312/M40 links are a short drive away connecting you to inner and outer London a long with Heathrow Airport.





GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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.

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