







Elers Road, Hayes, UB3 1NY

- One Bedroom
- Great Condition
- Large Rear Garden
- Share of Freehold
- Great First Time Purchase
- First Floor Maisonette
- Garage
- Off Street Parking
- Pitched Loft Space
- EPC Rating D

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Offers In Excess Of £255,000

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DESCRIPTION

Situated on Elers Road in South Hayes is this charming, one bedroom, first floor maisonette being offered for sale in fantastic condition throughout. The property benefits from having a share of the freehold and boasts a garage and large private garden.

The property comprises entrance hall and stairs to landing, modern three piece bathroom suite, master bedroom, separate reception room, separate and modern fitted kitchen along with an additional loft room being used as storage but could be utilized as a study. Outside, the property has off street parking in front of a single garage which then leads to a generous garden measuring approximately 31 x 24ft.

Elers Road is a residential street in South Hayes and is within close proximity to amenities, transport links and local schools. You are a short commute from Hayes town providing an array of amenities and access to Hayes and Harlington mainline station (now servicing the Elizabeth Line) along with being within driving distance to major dual carriage and motorways. Viewings are highly recommended to not miss out!







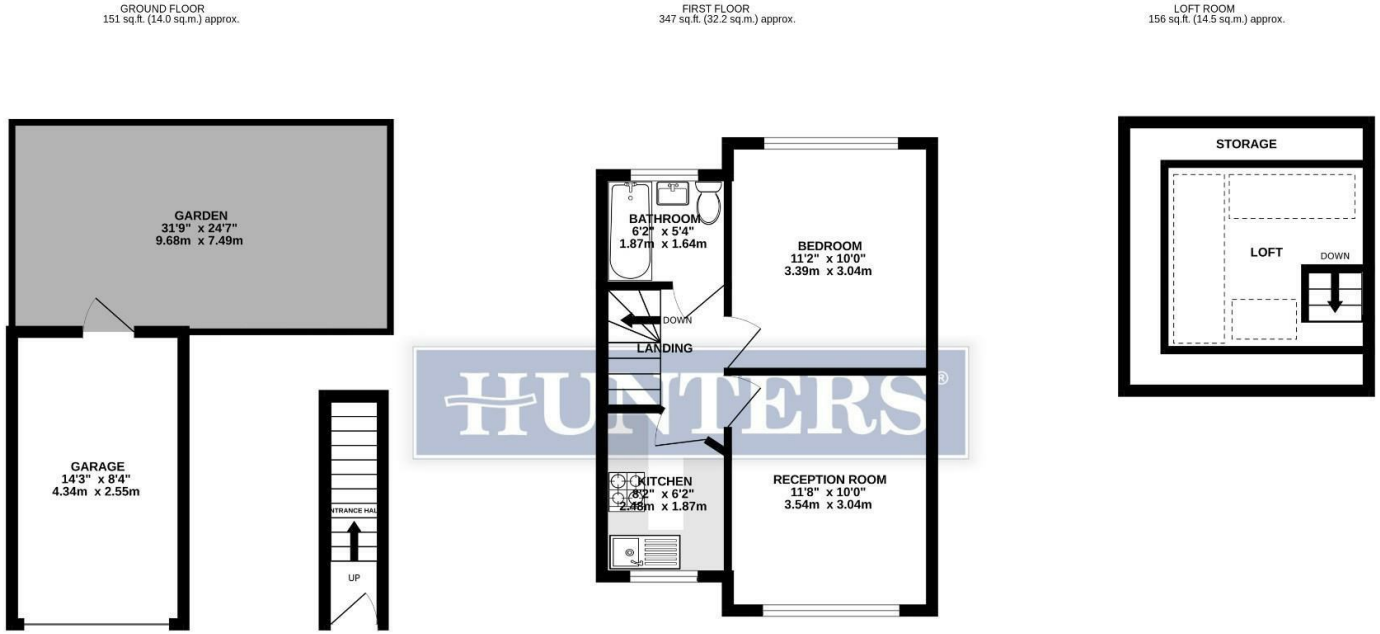












TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.

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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Viewings

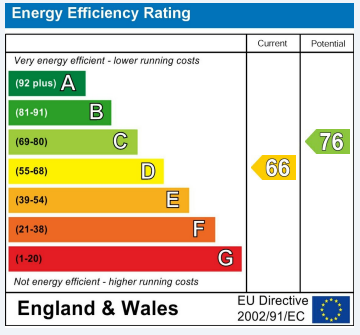
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

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