



Sycamore Avenue, , Hayes, UB3 2NT

- Two Bedroom
- NO CHAIN
- Private Separate Garden
- Ample Storage Throughout
- Parking Available on Street
- First Floor Maisonette
- Immaculate Condition
- Modern Fitted Kitchen & Bathroom Suite
- Low Service Charge & Ground Rent Costs
- EPC Rating C / Council Tax Band C

Asking Price £310,000



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DESCRIPTION

Situated on Sycamore Avenue in Hayes is this immaculate, two bedroom first floor maisonette being sold on the open market with NO ONWARD CHAIN. The property provides spacious accommodation throughout and is perfect for first time buyers who are looking to take their first steps onto the property ladder or a long term buy to let investor who is seeking a great return at approximately 6.5%.

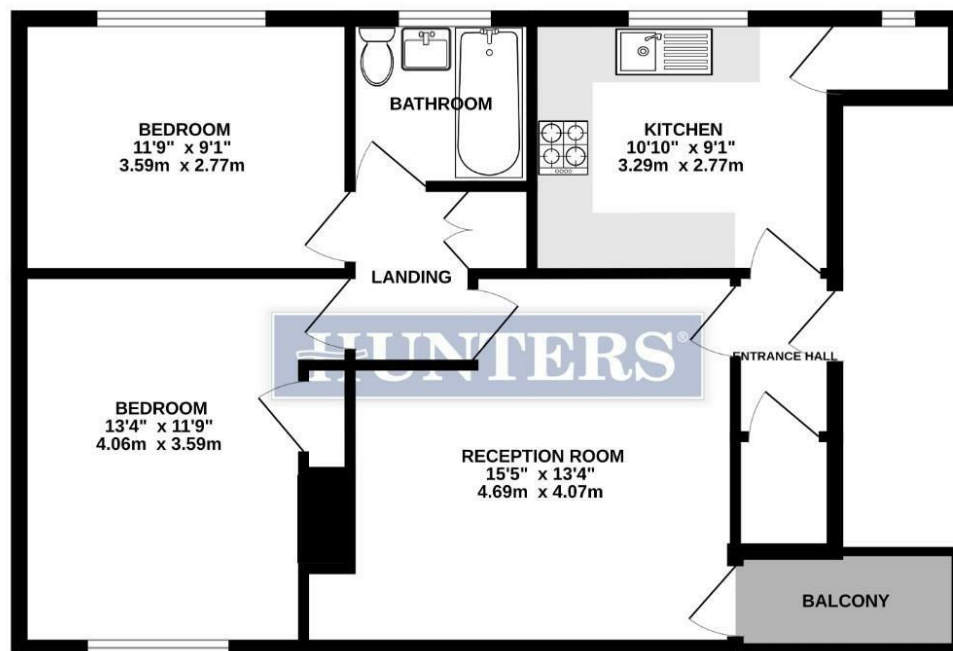
The property comprises entrance foyer with large storage unit, spacious reception room, two double bedrooms, modern three piece bathroom suite, modern fitted kitchen with integrated appliances and a private balcony. The property has the added benefit of multiple storage facilities, gas central heating and double glazing throughout. Outside the property has its own privately owned garden alongside a brick built storage cupboard with the additional benefit of parking being available on the street with no restrictions.

Sycamore Avenue is situated off Barra Hall Road in Hayes and is within close proximity to local shops and bus links. Hayes Town is within easy reach providing an array of different shopping facilities, restaurants and eateries along with the newly available Elizabeth Line at Hayes and Harlington Station.





FIRST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (60.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.