







Abbey Close, Hayes, UB3 3PJ

- Two Bedrooms
- Sold with Vacant Possession
- Fitted Kitchen & Bathroom
- Generous Rear Garden with Side Space
- Quiet Residential Location
- End of Terraced House
- Large Reception Room
- Allocated Parking for 2 Cars
- Great Potential to Extend (STPP)
- EPC Rating E / Council Tax Band D

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HERE TO GET *you* THERE

Asking Price £425,000

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DESCRIPTION

SIDE SPACE TO EXTEND (STPP) - Situated in Hayes Town in a quiet residential location, is this perfect starter home for a first time buyer looking to step onto the property ladder. This two bedroom, semi detached house is set on Abbey Close and offers further scope to extend and develop subject to planning permission.

The property currently comprises large reception room, fitted kitchen, two first floor bedrooms and a fitted shower suite. Outside, the property has side and rear gardens, a low maintenance front garden and two allocated parking spaces.

Abbey Close is situated in a convenient residential location in Hayes, offering easy access to a range of local shops, schools, parks and everyday amenities. The area benefits from excellent transport links, with Hayes & Harlington Station providing direct Elizabeth line services into Central London and Heathrow Airport, while nearby bus routes and major road links including the A312, A4020 and M4 provide further connectivity. Hayes town centre is also within easy reach, offering a wider selection of shops, restaurants and services.















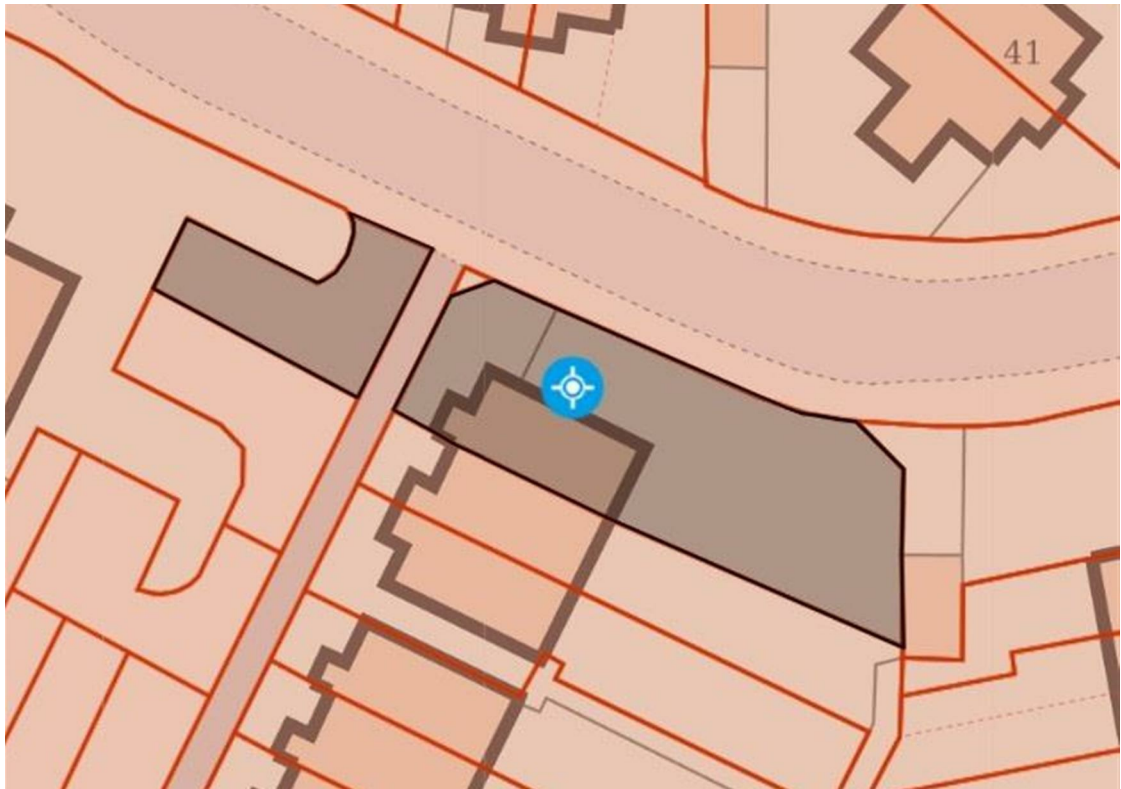
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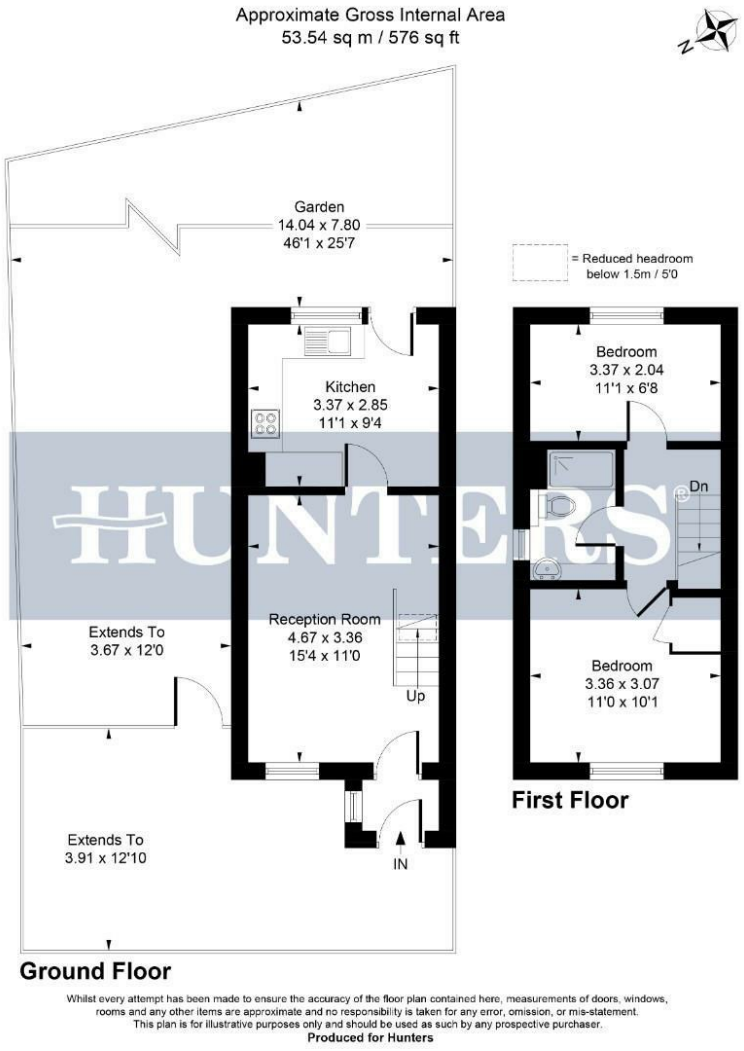


Viewings

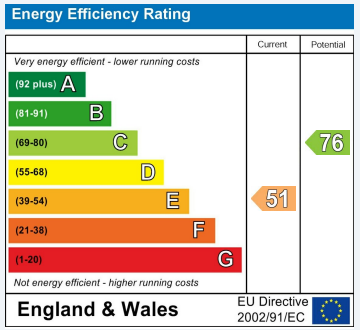
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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