







Hamble Drive, , Hayes, UB3 2FN

- Three Bedrooms
- Ground Floor WC
- Great Condition
- Allocated Parking
- EPC Rating: C/Council Tax: E
- Two Bathrooms
- Popular Residential Development
- Modern Fitted Kitchen
- Private Garden
- Open Plan Reception Room

HUNTERS®
HERE TO GET *you* THERE

Offers Over £520,000

Hamble Drive, , Hayes, UB3 2FN

DESCRIPTION

A well presented and spacious home in the heart of Hayes in the ever so popular Holmsgate Place development. This three bedroom town house is available to view and has the benefit of being set within a popular development and in great condition.

The property comprises entrance hall, ground floor cloakroom, separate kitchen with modern fitted appliances, open plan reception room with conservatory, two first floor bedrooms with fitted wardrobes, first floor family bathroom suite and to the second floor a master bedroom with an en suite shower room and ample integrated storage unit. Externally the property has a private rear garden and an allocated parking space!

Holmsgate Place is situated on Church Road in Hayes and has great accessibility for transport links, schools and amenities. The Uxbridge Road is a short drive away and the newly opened Elizabeth Line is within commuting distance, offering greater access into London.

EPC Rating: C/Council Tax: E







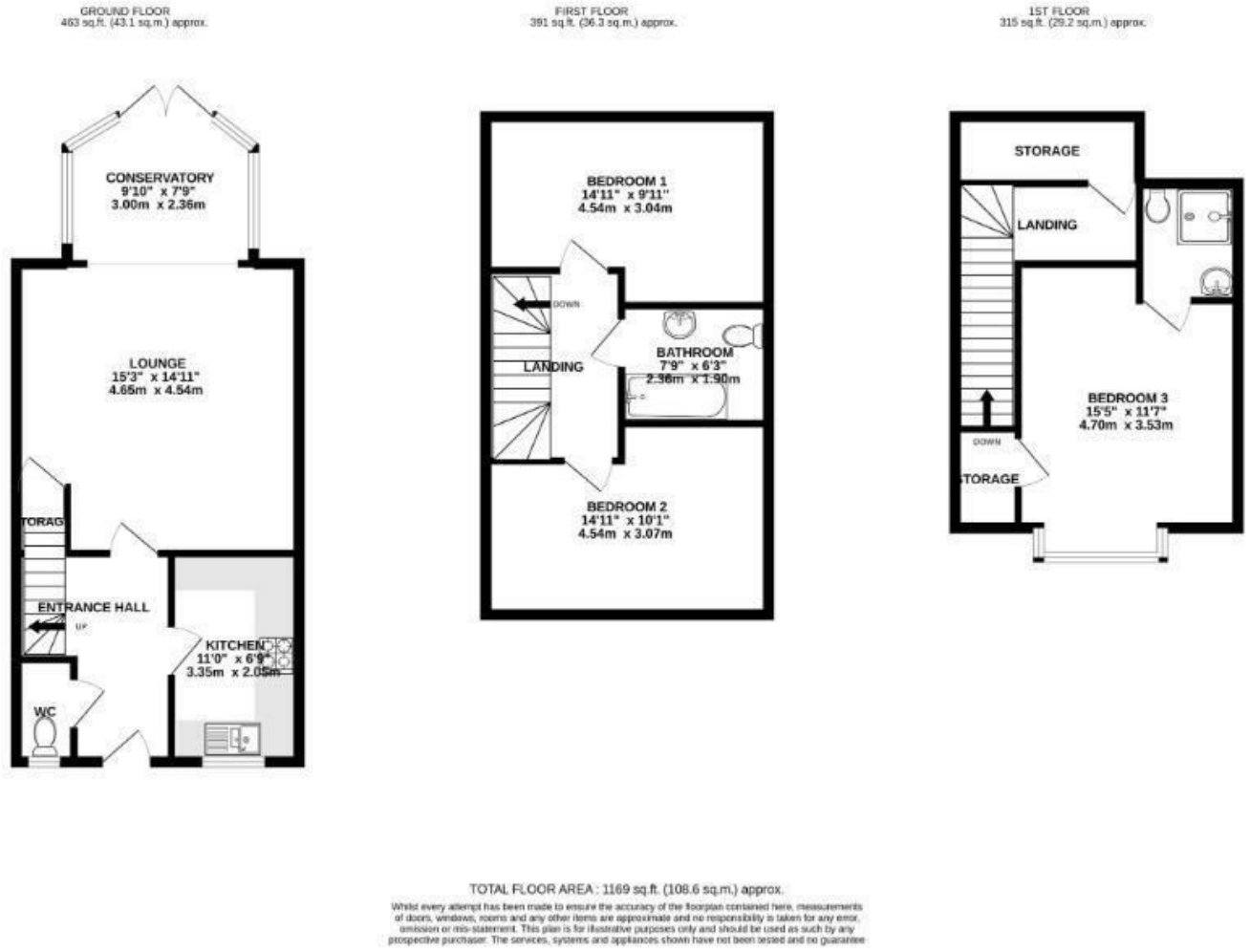












Viewings

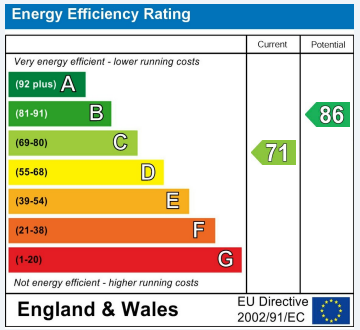
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE