







Welbeck Avenue, Hayes, UB4 9JR

- Ground Floor Flat
- One Bathroom
- Modern Kitchen
- Communal Gardens
- Close to Local Amenities, Schools & Transport Links
- Two Bedrooms
- separate Reception Room
- Good Condition
- Underground Allocated Parking
- EPC Rating: C/Council Tax: C

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HERE TO GET *you* THERE

Asking Price £285,000

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DESCRIPTION

This well-presented ground floor flat offers comfortable and convenient living, making it an ideal purchase for first-time buyers, small families, or investors. The property is in good condition throughout and benefits from a practical layout designed for modern living.

The accommodation comprises two well-proportioned bedrooms, a contemporary bathroom, and a separate reception room that provides a bright and versatile space for both relaxing and entertaining. The modern kitchen is thoughtfully designed with ample storage and worktop space, catering to everyday needs.

Further benefits include access to well-maintained communal gardens, offering a pleasant outdoor environment, as well as an underground allocated parking space for added convenience and security.

Ideally situated, the property is within close proximity to a range of local amenities including shops, supermarkets, and cafes. It is also well located for families, with reputable schools such as Minet Infant & Junior School and Guru Nanak Sikh Academy nearby. Excellent transport links are easily accessible, including the A312, A40, and M4, while Hayes & Harlington Station (Elizabeth Line) provides fast and direct connections into Central London.

EPC Rating: C/Council Tax: C









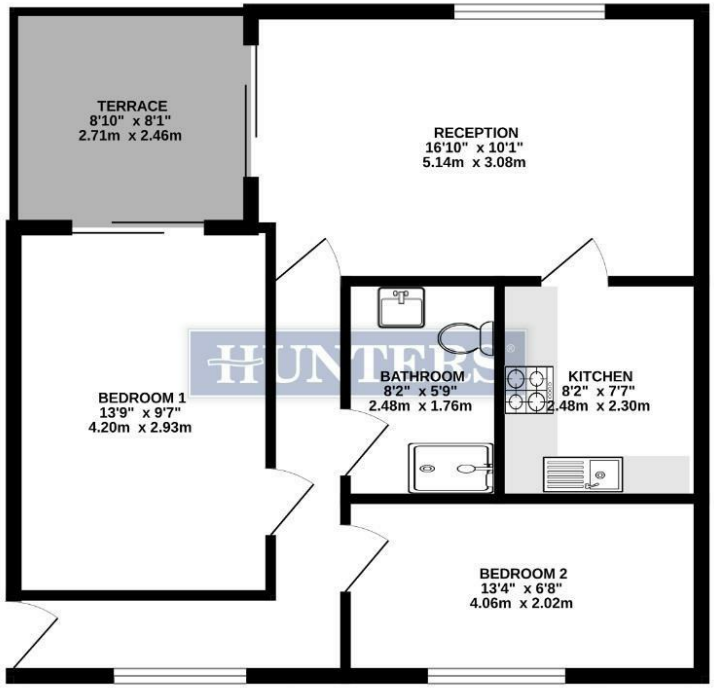








GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.7 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

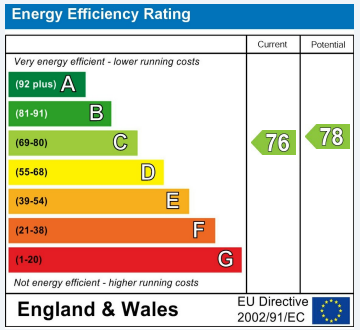
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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