



Beechwood Avenue, Hayes

- Two Bedrooms
- Modern Condition Throughout
- Family Bathroom
- Conservatory
- EPC Rating E / Council Tax Band D
- End Terraced House
- Off Street Parking
- Modern Fitted Kitchen
- Well Presented Rear Garden
- 846 Sq. Ft (79 Sq. M)

Asking Price £450,000

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Beechwood Avenue, Hayes

DESCRIPTION

Brought to the market in Beechwood Avenue, Hayes End is this well presented two bedroom end of terraced family home. The property has been modernised and kept in great condition by its current owners and is the ideal first time purchase or possible investment.

The property comprises entrance porch, sitting room, modern fitted kitchen, conservatory, two double bedrooms and a family three piece bathroom. Externally there is off street parking and a private rear garden. There is potential to extend subject to planning permission as well.

Beechwood Avenue is situated off Botwell Common Road and is within easy reach of local amenities, shopping facilities, transport links and schools. Hayes Town is a short commute away benefiting from an array of different amenities along with the Hayes and Harlington Station. A312/A40/M4 links are a short drive from the property along with Heathrow Airport and Stockley Park.





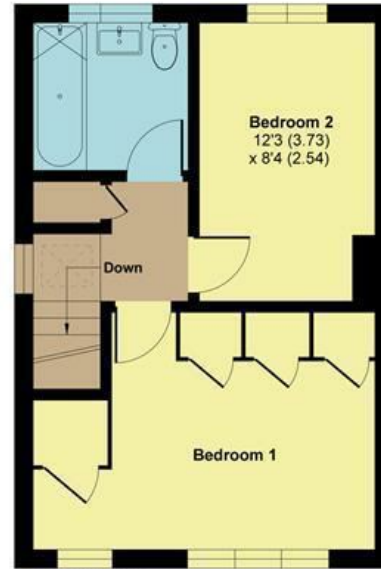
Beechwood Avenue, Hayes, UB3

Approximate Area = 846 sq ft / 79 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 45 SQ M
(488 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 33 SQ M
(358 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2020. Produced for Hunters Property Group. REF: 654073

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.

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