







Willow Tree Lane, Hayes, UB4 9BD

- Two Bedroom
- Private Rear Garden
- NO CHAIN
- Fitted Bathroom & Kitchen
- EPC Rating: C
- Ground Floor Maisonette
- Modern Condition Throughout
- Long Lease of 122 Years
- Private Front Garden
- Potential to Extend & Also Create Driveway (STPP & Freeholders Consent)

HUNTERS®
HERE TO GET *you* THERE

Asking Price £299,950

Willow Tree Lane, Hayes, UB4 9BD

DESCRIPTION

A two bedroom, ground floor maisonette being offered for sale with NO ONWARD CHAIN on Willow Tree Lane. The property is perfect for first time buyers or buy to let investors with a potential gross yield of 5.6%.

The property comprises side entrance to hall, two bedrooms, large reception room, modern fitted bathroom and a separate fitted kitchen. Outside the property has a private rear garden with potential to extend subject to planning permission and freeholders consent, along with a private front garden too with onward potential to create a driveway subject to planning/consent.

Willow Tree Lane is situated in North Hayes and branches off of Yeading Lane. You are a stones throw away from amenities, bus links and walking distance to local schools. You are within driving distance to the A312/A40 motorway links along with great accessibility to surrounding areas and Heathrow Airport.









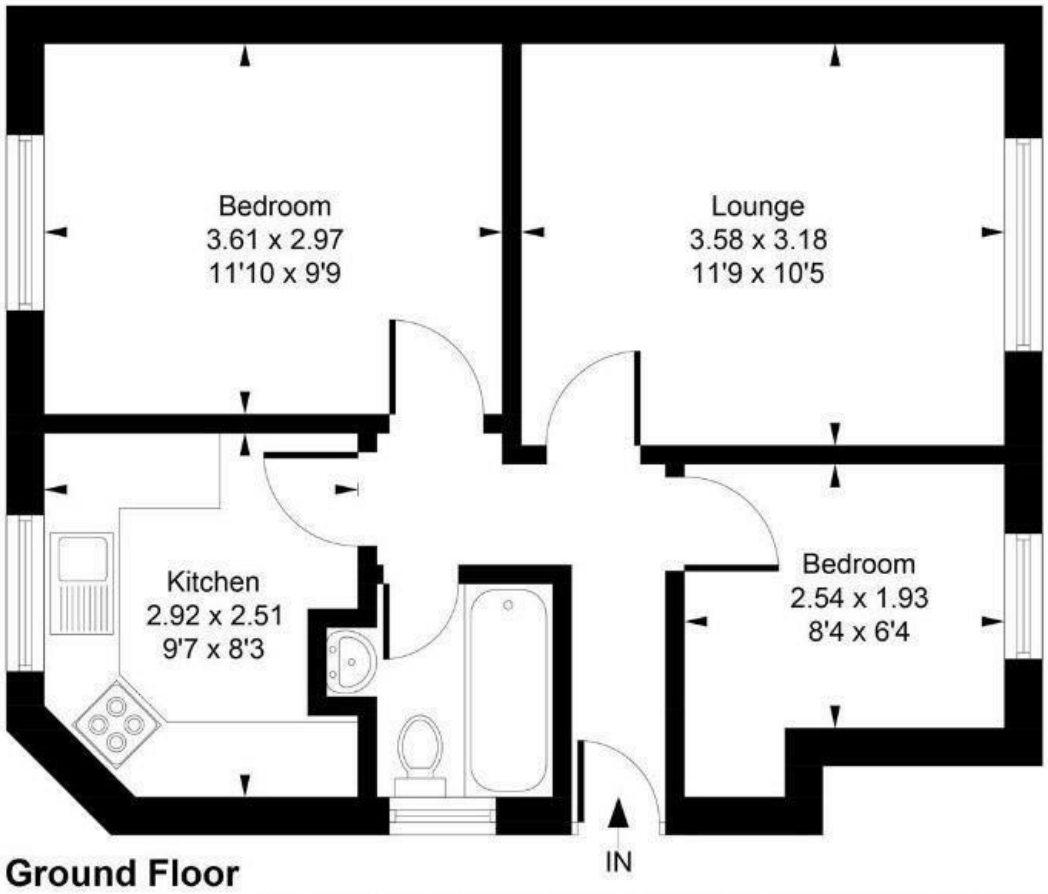








Approximate Gross Internal Area = 44.82 sq m / 482 sq ft

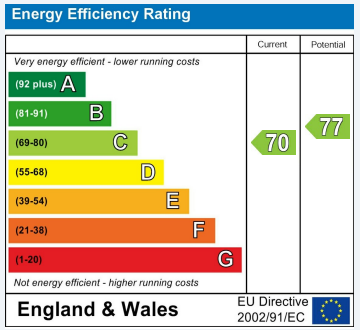


Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.
© Vizion Property Marketing

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.

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.

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