



Sycamore Avenue, Hayes, UB3 2NT

- Three Bedrooms
- No Chain
- Potential To Extend & Develop (STPP)
- Modern Shower Suite & Separate WC
- EPC Rating D
- End of Terraced
- Two Reception Rooms
- Fitted Kitchen
- Gas Central Heating & Double Glazed Throughout
- Vacant Possession

Offers In Excess Of £505,000

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Sycamore Avenue, Hayes, UB3 2NT - Offers In Excess Of £505,000

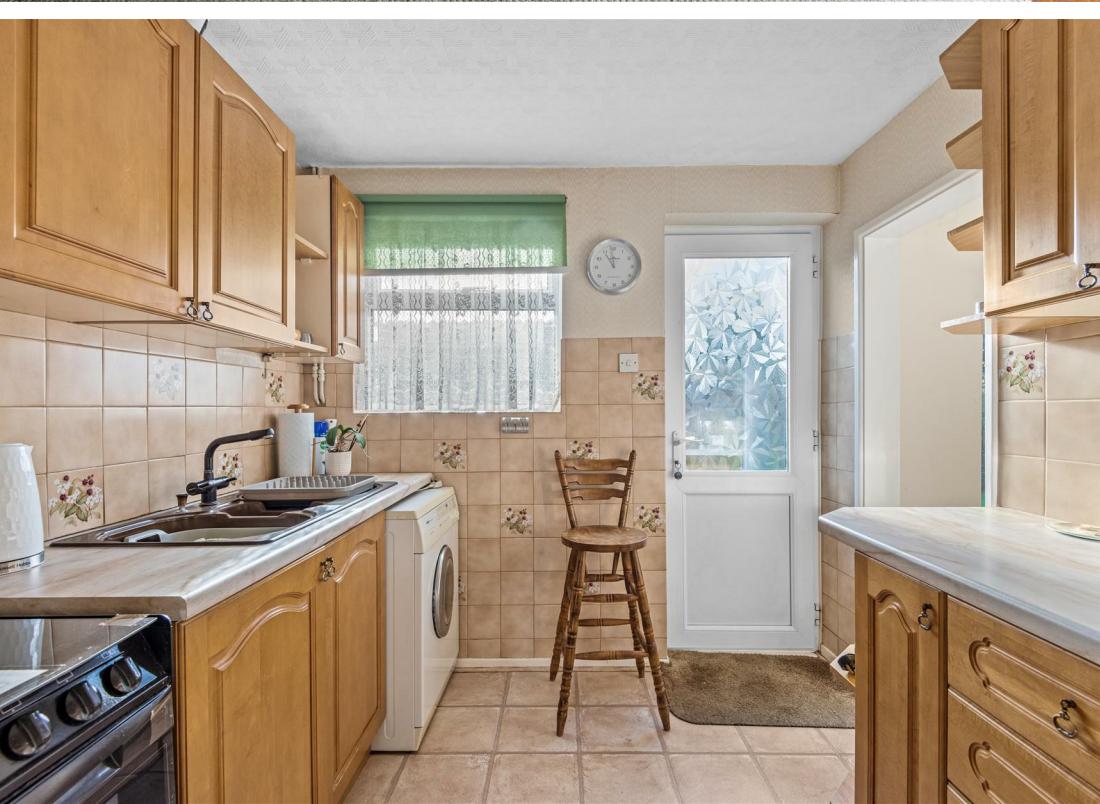
DESCRIPTION

Situated in Hayes Town on Sycamore Avenue is this spacious, three bedroom, end of terraced home being offered for sale with NO ONWARD CHAIN and VACANT POSSESSION. With potential to extend and develop this property would suit families, buy to let investors and HMO landlords.

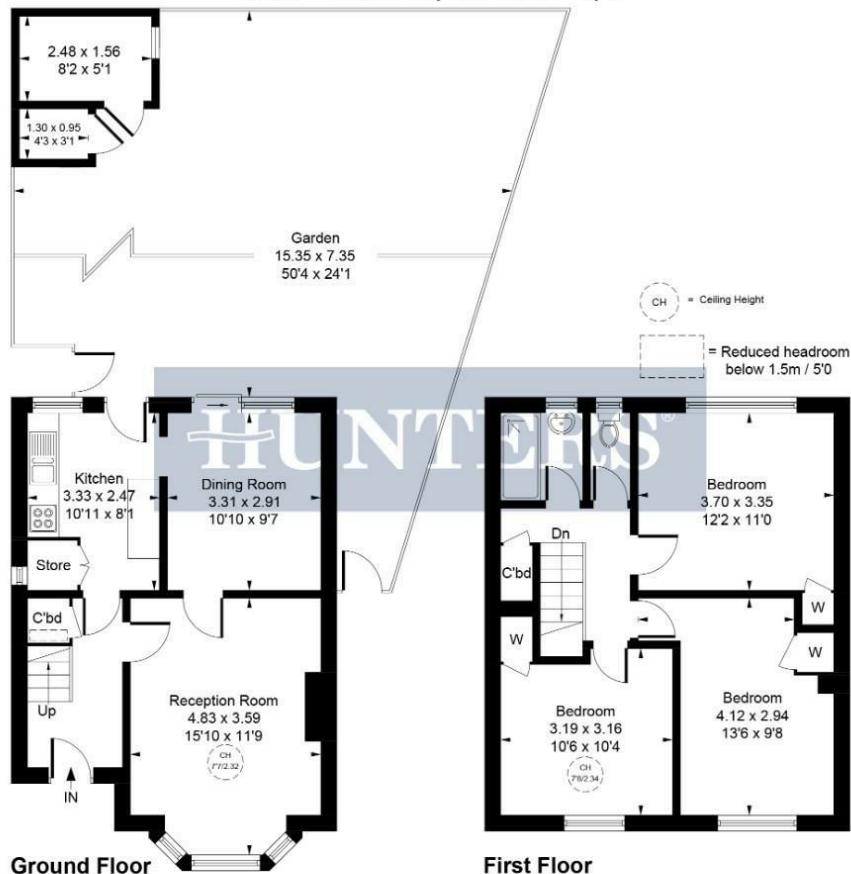
The property comprises entrance hall, reception room, dining room, fitted kitchen, three first floor bedrooms, modern shower suite and a separate wc. Outside the property has a generous, wide rear garden, set in a unique position offering potential to extend subject to planning. To the front and part lawn, part patio garden.

Sycamore Avenue is situated off Barra Hall Road in Hayes and is within close proximity to local shops and bus links. Hayes Town is within easy reach providing an array of different shopping facilities, restaurants and eateries along with the newly available Elizabeth Line at Hayes and Harlington Station.





Approximate Gross Internal Area = 90.35 sq m / 973 sq ft
 Outbuilding = 5.43 sq m / 58 sq ft
 Total = 95.78 sq m / 1031 sq ft



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 purchaser.

Produced for Hunters

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		
(81-91)	B	82	
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(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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