



Uxbridge Road, Hayes

Offers In Excess Of £300,000



Uxbridge Road, Hayes

DESCRIPTION

Situated on the Uxbridge Road in Hayes is this well presented and spacious, two bedroom, two bathroom apartment in Legion House. The property is apart of a modern development and is perfect for first time buyers or long term buy to let investors.

The property comprises entrance hall, modern three piece bathroom suite, two double bedrooms, en suite shower room to the master bedroom and an open plan living area with modern and fitted integrated kitchen. The property has a very spacious balcony with access from both bedrooms and the living space. Outside the property also has an allocated parking space for one vehicle.

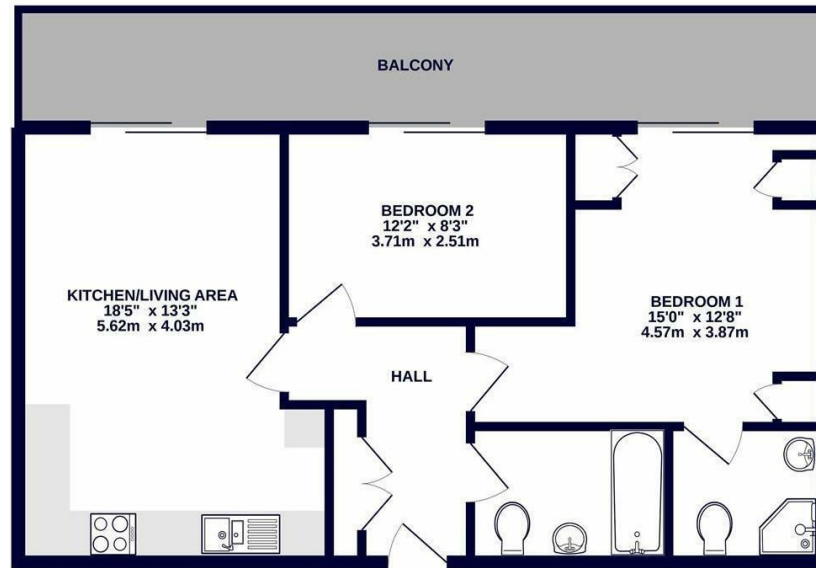
Legion House is situated on Uxbridge Road and is walking distance to transport links, amenities, local schools and parks. Uxbridge Road connects you to surrounding areas along with the A312/A40 motorway links, Heathrow Airport and Stockley Park. Contact Hunters to view on 0208 848 0978.

- Two Bedrooms
- Two Bathrooms (One En-Suite)
- Fantastic Condition
- Large Private Balcony w/ 3 Entry Points
- Open Plan Living
- Private & Gated Allocated Parking
- Moments Away From Transport Links & Amenities
- Third Floor Apartment
- EPC Rating D
- Council Tax Band C





3RD FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 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 misstatement. 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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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 | | |
| (69-80) C | | |
| (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.

0208 848 0978

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