

Tollgate Drive, Hayes

Asking Price £500,000



Tollgate Drive, Hayes

DESCRIPTION

Brought to the market in Tollgate Drive, Hayes is this spacious and well presented, three bedroom semi detached home. The property is offered for sale with NO ONWARD CHAIN and is perfectly located for schools, transport links and easy access to Southall Broadway and Hayes Town.

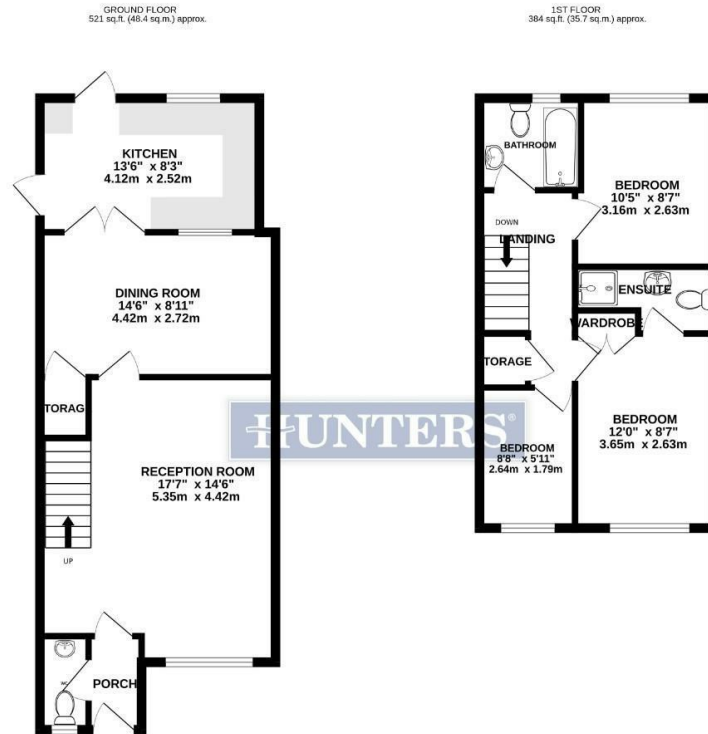
The property comprises entrance porch, ground floor wc, large reception room, dining room, extended and modern fitted kitchen, three first floor bedrooms, en suite bathroom to the master bedroom, three piece bathroom suite and ample storage facilities throughout. Outside the property there is off street parking, side access and a private rear garden.

Tollgate Drive is situated off Delamere Road and is within easy reach of Southall Broadway and the Uxbridge Road. You are a short drive away from the Lombardy Retail Park, A40/A312 motorway links, Heathrow Airport and surrounding locations. Contact Hunters Hayes to book an appointment.

- Three Bedrooms
- Two Bathrooms
- Downstairs WC
- Semi Detached
- Extended Kitchen
- Off Street Parking
- Private Rear Garden
- Great Location
- Easy Access To Southall Broadway & Hayes Town
- EPC Rating D / Council Tax Band D







GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

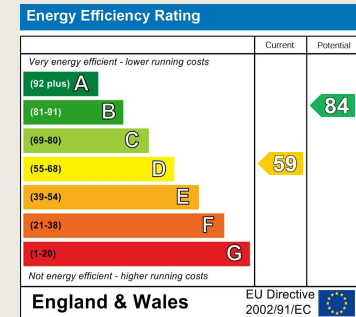
1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.

Whilst every effort 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, fixtures 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.



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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