



**Nine Acres Close, Hayes**

**Offers In The Region Of £530,000**

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# Nine Acres Close, Hayes

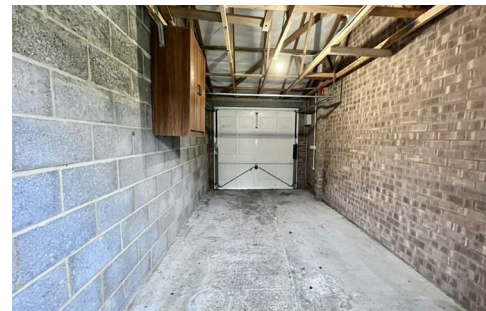
## DESCRIPTION

Situated on a popular and quiet development in South Hayes is this modern, four bedroom townhouse on Nine Acres Close. The property is offered for sale with NO ONWARD CHAIN and boasts spacious accommodation over three floors.

The property comprises entrance hall, ground floor wc, modern fitted kitchen, large reception room. To the first floor there are three bedrooms with a separate three piece bathroom suite and to the second floor a large master bedroom with fitted storage, walk in wardrobe area and an en suite shower room. Outside the property has a good sized, low maintenance rear garden with access to the single garage. To the front there is off street parking for two cars.

Nine Acres Close is a modern and popular development built in 2007 and can be found at the end of Bourne Avenue. The property is within close proximity to local amenities, transport links and schools. You are just over a mile away from the Hayes and Harlington station, now servicing the Elizabeth Line. The A312/A40/M25/M4 motorway links are in driving distance along with Heathrow Airport. Viewings are highly recommended.

- Four Bedrooms
- Semi Detached
- Modern Townhouse
- Off Street Parking
- Garage
- Ground Floor W.C
- Two Bathrooms
- Modern Fitted Kitchen
- Large Reception Room
- EPC Rating: C









TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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 mis-statement. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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