



HUNTERS[®]
HERE TO GET *you* THERE



Waylands, Hayes, UB3 2QU

Asking Price £439,950



Brought to the market in Waylands, Hayes End is this three bedroom, end of terrace home with **NO ONWARD CHAIN!** The property is perfect for a first time buyer or a long term rental investment with a gross potential yield of 4.2%.

The property comprises entrance hall, large fitted kitchen with under stair storage, reception room, three first floor bedrooms and a three piece bathroom. Outside, you have rear, side and front gardens. There is parking within Waylands which is available for all residents on a first come first serve basis and there is a separate garage included as well.

Waylands is based in Hayes End off Tudor Road and is within close proximity to the Uxbridge Road providing an array of restaurants, amenities, transport links and multiple shopping facilities. The newly opened Elizabeth Line is also travelling distance providing greater access into London.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978
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This Hunters business is independently owned and operated by C D Anderson Hayes Limited | Registered Address: C/o Delta House Limited, Office 5, Phoenix House, Phoenix Business Centre, Rosslyn Crescent, Harrow, Middlesex, HA1 2SP | Registered Number: 9898366 England and Wales | VAT No: 948 0052 27 with the written consent of Hunters Franchising Limited.

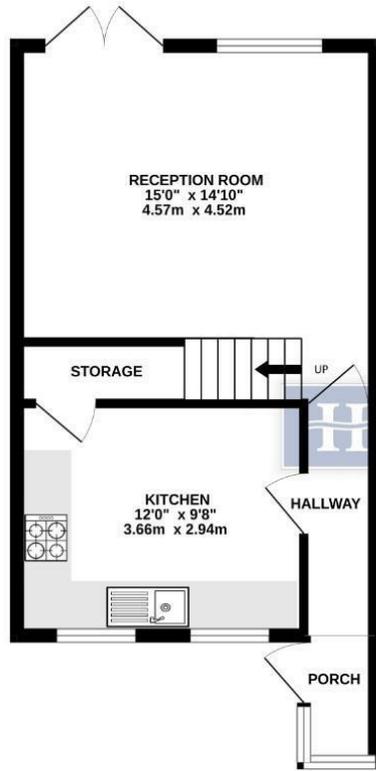
KEY FEATURES

- Three Bedrooms
- End Of Terrace
- Fitted Kitchen
- Large Reception Room
- NO ONWARD CHAIN
- Perfect First Time/Investment Purchase
 - Fitted Bathroom
 - Side & Rear Garden
 - EPC Rating D
 - Separate Garage

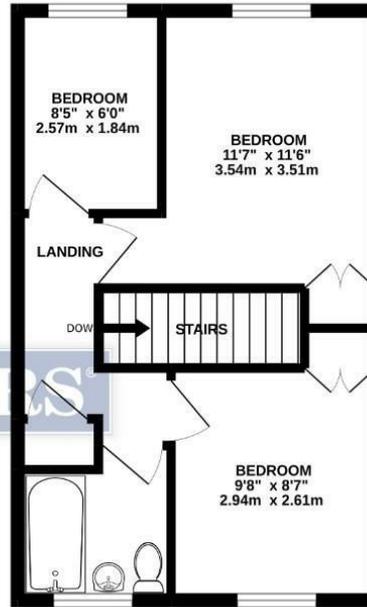




GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
Not energy efficient - higher running costs			
Current: 67 Potential: 85		Current: [Blank] Potential: [Blank]	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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