



Warley Avenue, Hayes, UB4 0RA

- Four/Five Bedrooms
- Own Driveway
- Blank Canvas / Project for New Owners
- No Chain
- EPC Rating D / Council Tax Band E
- Semi Detached
- Further Scope to Extend
- Great Location
- Good Sized Rear Garden
- Two Bathrooms

Asking Price £585,000

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Situated on a popular street in North Hayes is this vastly extended, four/five bedroom house which is being offered for sale with NO CHAIN on Warley Avenue. The property is a great project/blank canvas for the new owners but currently offers spacious accommodation and further potential to extend (STPP).

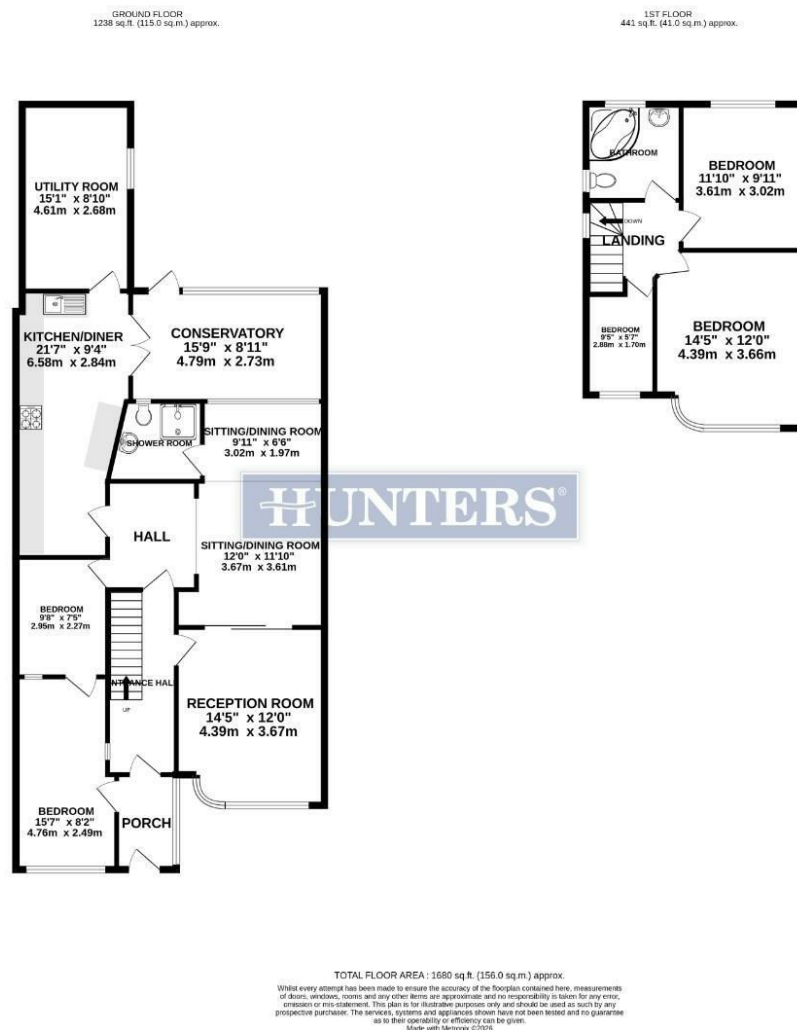
The property comprises entrance hall, two ground floor bedrooms, through lounge, ground floor bathroom, large kitchen, conservatory, utility area/room, three first floor bedrooms and a further three piece bathroom suite. Outside the property has a well sized rear garden with an outbuilding, to the front your own driveway with parking for two cars.

Set on Warley Avenue you are within easy reach of the Uxbridge Road allowing access to surrounding areas, transport links, amenities and schools. The A40/A312/M40 links are a short drive away connecting you to inner and outer London a long with Heathrow Airport.



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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.