

## Willenhall Drive, Hayes

- Studio Apartment
- Studio Room With Kitchen
- Communal Gardens
- Parking
- Hayes Town
- Ground Floor
- Modern Three Piece Bathroom
- Ideal Commuter Location
- Great Location
- No Chain

**Asking Price £165,000**

**Tenure: Leasehold**

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# Willenhall Drive, Hayes

## DESCRIPTION

Hunters Estate Agents are pleased to market this ground floor, studio apartment with secure telephone entry located in a wonderful, quiet cul-de-Sac.

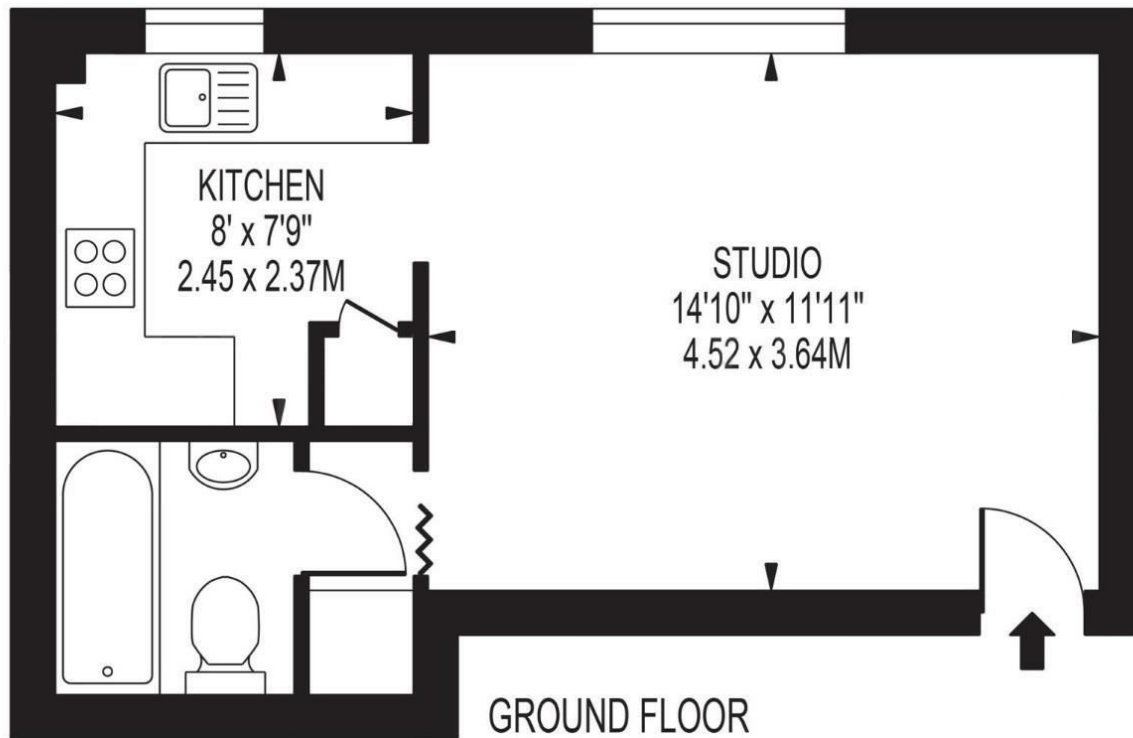
The property comprises a studio room with kitchen, family bathroom/wc, communal gardens and it's very own designated car parking space.

This property is within close proximity to several commuter routes via Church Road with bus stops at the end of Willenhall Drive and within close proximity of Hayes & Harlington Station which now services the Elizabeth Line. It is also a short drive away from Heathrow Airport. Locally, there are a range of Amenities including Shops, Services & Leisure Facilities. The Town Centres of Hayes & Uxbridge are also only a short distance away.



# WILLENHALL DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 289 SQ FT - 26.84 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax: B

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		79	(69-80) <b>C</b>
(55-68) <b>D</b>	55		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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

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