



Fuller Way, , Hayes, UB3 4LW

- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Ground Floor WC
- Potential to Create a Driveway
- EPC Rating: TBC
- Terraced House
- Modern Shower Room
- Large Front & Rear Gardens
- Potential To Extend (STPP)
- Viewings Highly Advised

Asking Price £485,000



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DESCRIPTION

Situated on Fuller Way in South Hayes is this well presented, spacious three bedroom terraced home. The property is perfect for first time buyers looking to take their first steps on to the property ladder.

The property comprises entrance foyer, large reception room, modern fitted kitchen and diner across the back, three first floor bedrooms and a modern shower room. Outside the property has a part paved, part lawn rear garden with rear access and to the front a large garden up to the pavement.

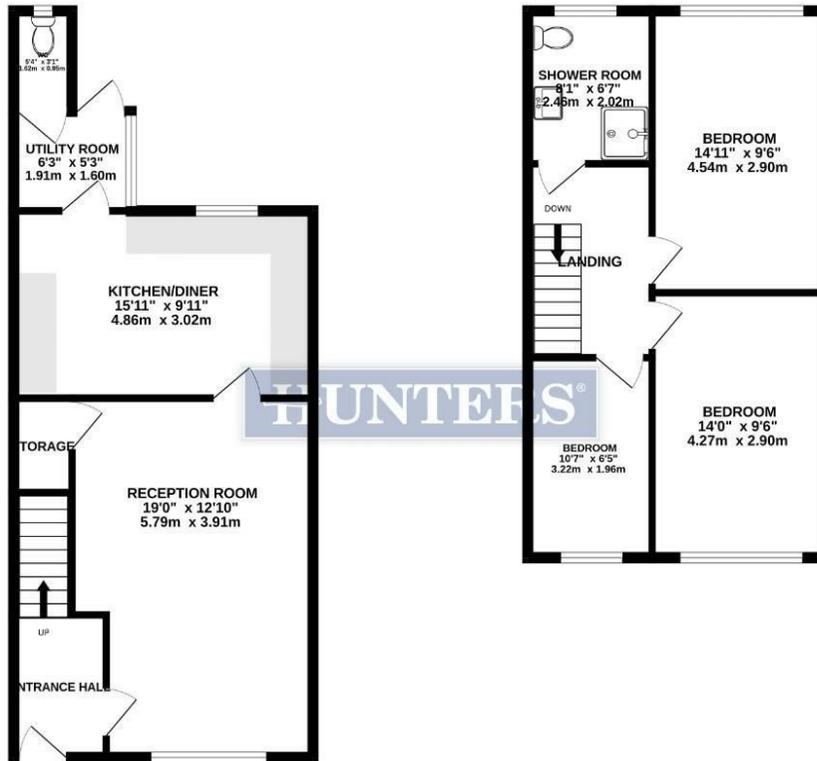
Fuller Way is situated in South Hayes with close proximity to a variety of different shopping facilities, transport links and schools. The A312/A40/M4 are a short drive away connecting you to surrounding areas along with Heathrow Airport and Stockley Park. Hayes and Harlington station is also nearby which now services the newly opened Elizabeth Line.





GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.
While 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 misstatement. 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 is given as to their operability or efficiency can be given.
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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.



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