



## Grosvenor Avenue, Hayes, UB4 8NL

- Semi-Detached House
- Well-Portioned Reception Room
- Front & Rear Garden
- Unfurnished
- Viewing Advised
- Modern Galley Kitchen
- Modern Bathroom
- On-Street Parking
- EPC Rating: D
- Close to local Amenities & Transport Links

**£2,250 Per Month**

## DESCRIPTION

This well-maintained semi-detached house is situated on a popular residential road in Hayes, offering comfortable and practical living accommodation. The property boasts a modern galley kitchen and a well-portioned reception room, providing an ideal space for both relaxing and entertaining. A modern bathroom completes the internal layout, finished to a good contemporary standard.

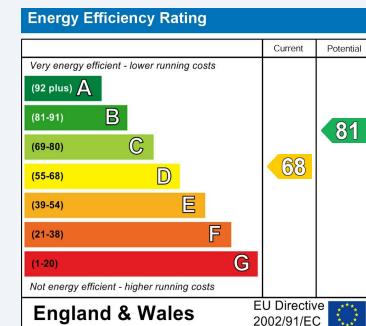
Externally, the home benefits from both front and rear gardens, offering valuable outdoor space. The property is offered unfurnished, allowing tenants to personalise the space to their taste. On-street parking is available, and the location is conveniently positioned close to local amenities and transport links, making it ideal for commuters and families.





## 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.



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.

### Viewings

Please contact [hayes@hunters.com](mailto: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.

**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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