



## Kingfisher House, Yeading Lane, Hayes

- Coming Soon - available from February 2026
- Private Garden
- Ground Floor
- Very Large Bedroom
- EPC Rating: E
- One Bedroom Flat
- Parking Space
- Spacious Reception Room
- Spacious & Separate Kitchen

**£1,650 Per Month**

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HERE TO GET *you* THERE

# Kingfisher House, Yeading Lane, Hayes

## DESCRIPTION

Nestled in the heart of Hayes, Kingfisher House presents an exciting opportunity for those seeking a modern flat in a vibrant community. This charming property features one well-proportioned reception room, perfect for relaxation or entertaining guests. The flat boasts a comfortable bedroom, providing a peaceful retreat at the end of the day. Additionally, the bathroom is designed with contemporary fittings, ensuring both style and functionality.

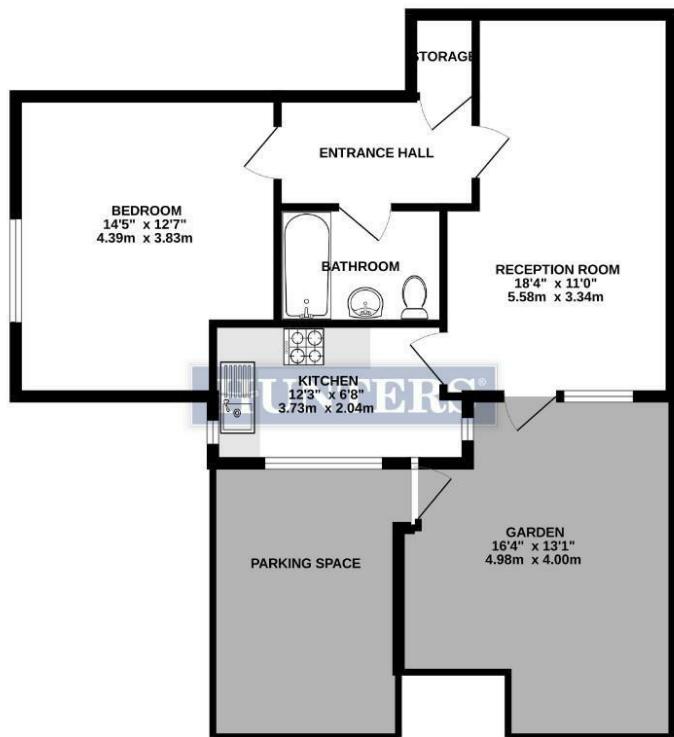
As a coming soon listing, this flat is poised to attract interest from renters looking for a convenient and stylish living space. The location on Yeading Lane offers easy access to local amenities, transport links, and green spaces, making it an ideal choice for individuals or couples seeking a balanced lifestyle.

With its appealing layout and prime location, Kingfisher House is set to be a desirable option for those wishing to make Hayes their home. Don't miss the chance to explore this promising property once it becomes available.





GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



### 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.

## 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		75
(55-68)	D		
(39-54)	E	49	
(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.