



## Marvell Avenue, Hayes, Middlesex, UB4 0QS

- Semi-Detached House
- Two Modern Bathrooms
- Modern Kitchen/Dining Room
- Private Rear Garden with Side Access
- Ready to Move In
- Three Bedrooms
- Spacious Separate Reception Room
- Furnished
- Off Street Parking
- EPC Rating: C/Council Tax: D

**£2,400 Per Month**

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The property features three well-proportioned bedrooms, one of which benefits from built-in wardrobes, providing excellent storage. There are also two modern bathrooms, finished to a high standard for convenience and style.

On the ground floor, you'll find a spacious separate reception room, perfect for relaxing or entertaining guests. The modern kitchen/dining room is thoughtfully designed and provides direct access to the rear conservatory, creating a bright and versatile living space ideal for family meals or gatherings.

Further benefits include a rear conservatory, adding additional living space, and a private rear garden with side access, offering both privacy and practicality. The property also boasts a driveway, ensuring convenient off-street parking. The property is also presented in good condition throughout.

Ideally situated in a popular residential area of Hayes, the property benefits from excellent transport links including nearby bus routes and easy access to Hayes & Harlington Station, providing swift connections into Central London via the Elizabeth Line. A range of local shops, supermarkets, schools, and amenities are all within close proximity, while major road links such as the A40, M4, and M25 are easily accessible, making commuting straightforward.

EPC Rating: C/Council Tax: D



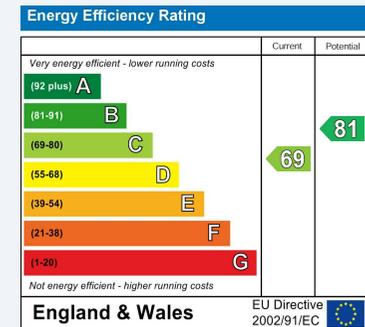
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## ENERGY PERFORMANCE CERTIFICATE

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.

**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.

### 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.



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