



## Varcoe Gardens

Hayes, UB3 2FF

£1,400 Per Calendar Month



Brought to the market in Varcoe Gardens, Hayes is this well presented and modernised one bedroom third floor apartment.

The property comprises entrance hall, utility cupboard storage, open plan reception room with modern fitted kitchen, three piece suite bathroom and a double master bedroom with fitted wardrobes. Externally you have a private balcony along with communal gardens and parks.

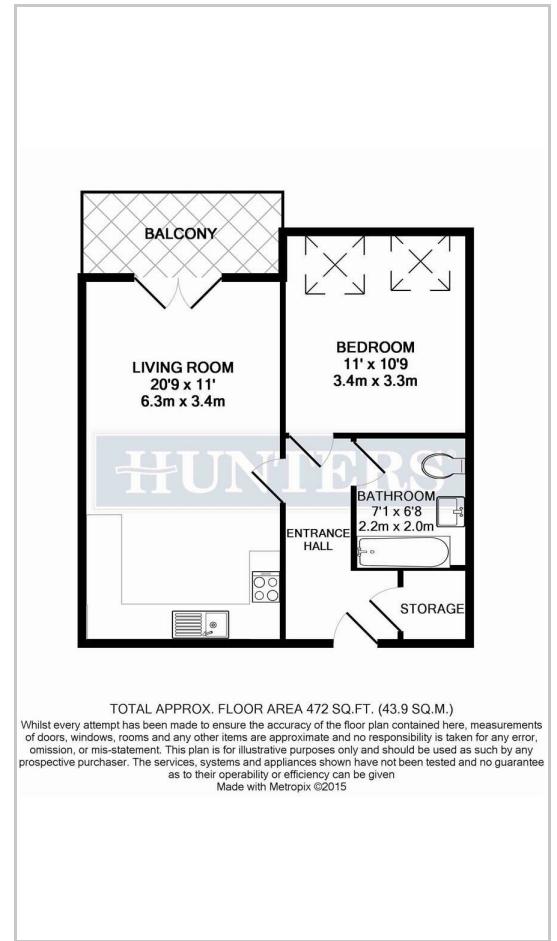
The location of this property provides convenient access to Hayes Town Centre which offers ample shopping facilities, several bus links providing access to Hayes Town, Uxbridge and Heathrow Airport. Stockley By Pass and Business Centre are just a 16 minute bus ride away with Hayes and Harlington mainline station just over a mile. Commuting times from the station into London Paddington with the new Crossrail link journey times are around 15 minutes. This will also provide a direct link into Central London through to Canary Wharf in just over 30 minutes.



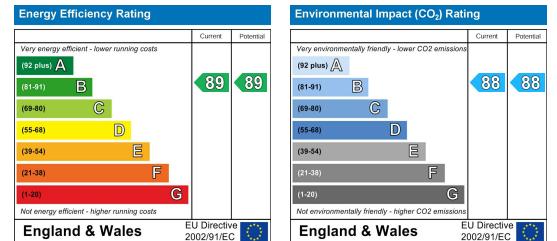
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.