



## **Nestles Avenue, Hayes, Middlesex, UB3 4QA**

A two bedroom purpose built first floor maisonette located within a quarter of a miles walking distance of Hayes and Harlington Mainline Station. Comprising of a lounge, kitchen with fitted units, bathroom, one double bedroom and second generously sized single bedroom and a garden to the rear. Conveniently located for access in to Hayes Town Centre which offers many shopping facilities, several bus links and in addition in late 2015 the new Asda Superstore. Unfurnished. Available Now.

**Per Calendar Month: £1,200.00**

## STAIRS LEADING TO:

### ENTRANCE HALL

Radiator, wall mounted cupboard, wall mounted combination boiler and doors to:

### KITCHEN

2.44m (8' 0")3 x 2.44m (8' 0")3

Double glazed window rear aspect, four ring gas hob with built in over and an overhead extractor fan, wall and floor mounted units with worktops, tiled splash backs, power points, stainless steel single bowl and drainer with mixer tap and cupboard under, tiled flooring and space for a washing machine.

### LOUNGE

4.57m (15' 0")5 x 3.05m (10' 0")6

Double glazed window front aspect, power points, radiator and carpet.

### MASTER BEDROOM

3.05m (10' 0")3 x 2.74m (9' 0")4

Double glazed window with secondary glazing rear aspect, carpet and radiator.

### BEDROOM TWO

2.74m (9' 0")x 2.44m (8' 0")

Double glazed window front aspect, radiator and carpet.

### BATHROOM

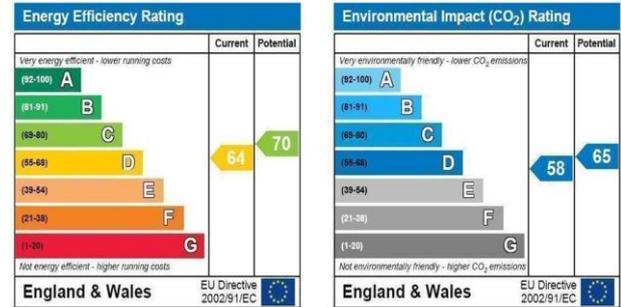
Double glazed window, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C, fully tiled walls and flooring.

### GARDEN

To the rear, mainly laid to lawn with patio area and panel enclosed borders.



## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Thursday: 09:00 - 19:00

Friday: 09:00 - 18:00

Saturday: 09:30 - 16:30

Sunday: closed

Hunters 31 Coldharbour Lane, Hayes, Middlesex, UB3 3EB 0208 848 0978  
Hayes@huntersnet.co.uk

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Registered Office: 311a Uxbridge Road, Millend, Rickmansworth, Herts, WD3 8DS

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