



Hunters Grove, Hayes, Middlesex, UB3 3JD

Three bedrooms | Two bathrooms | Two reception rooms | New brick built outbuilding with fitted kitchen and WC

Off street parking | Modern fitted kitchen | Hayes Town location | Extended

Offers In Region Of: £450,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters Grove

Hayes, Middlesex, UB3 3JD

Hunters estate agents are delighted to offer to the market this modern and extended three bedroom home on Hunters Grove.

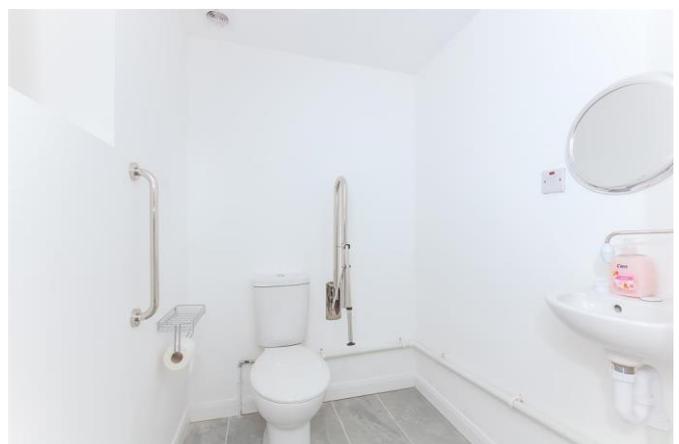
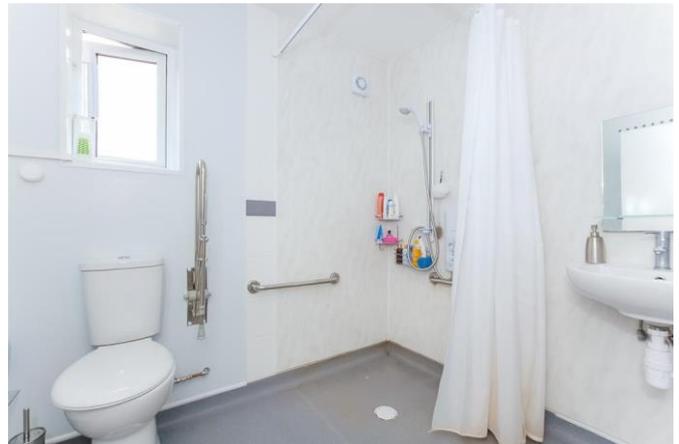
Being just off Coldharbour Lane this property is perfect for transportation and accessibility to local amenities and includes, three bedrooms to the first floor, family bathroom, fitted shower/wet room, modern fitted kitchen, two reception rooms or if more suitable a fourth bedroom to the ground floor. To the rear you have a recently built outbuilding which has a WC and a fitted kitchen unit a long with a separate single garage beside it. To the front you have off street parking with shared drive access into the garden.

The property is within a mile of the Hayes and Harlington main line station which is soon to benefit from Crossrail, it also has multiple bus links connecting you to all local surrounding areas such as Harlington, Uxbridge, Hillingdon, Northolt and Greenford. The A312/A40 links are a short drive away providing quick and easy access to inner London, Heathrow Airport and the Uxbridge Road.



Tel:0208 848 0978

Email: hayes@hunters.com



VIEWING ARRANGEMENTS By appointment with Hunters:
31 Coldharbour Lane, Hayes, Middlesex, UB3 3EB

OPENING HOURS
Monday - Thursday: 09:00 - 19:00
Friday: 09:00 - 18:00
Saturday: 09:30 - 16:30
Sunday: closed

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

Energy Efficiency Rating: Current 61, Potential 86
 Environmental Impact (CO₂) Rating: Current 54, Potential 84

Not energy efficient - higher energy costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Approximate Gross Internal Area = 100 sq m / 1076 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Office / Summer House (Excluding Lean - To) = 17.8 sq m / 191 sq ft
 Total = 132.9 sq m / 1429 sq ft

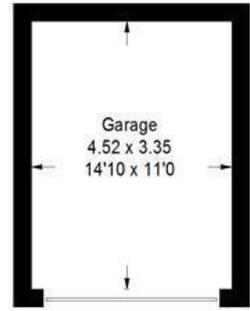
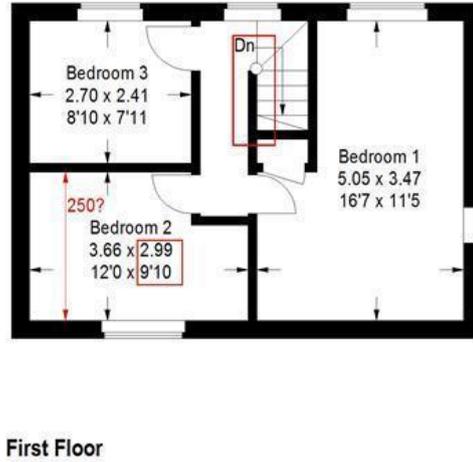
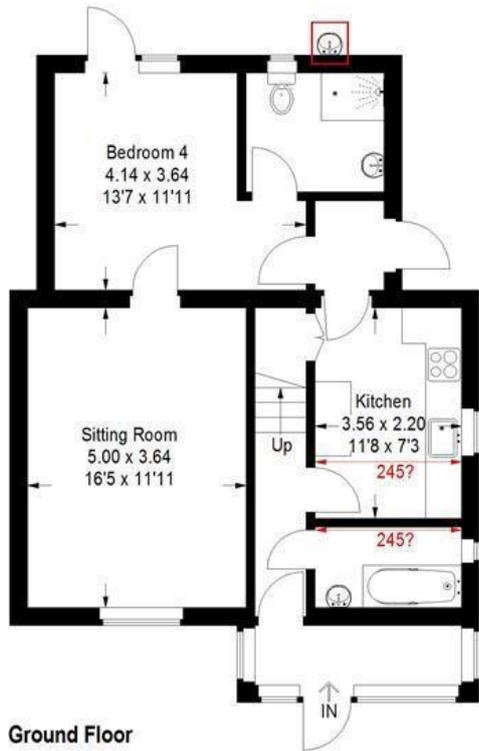


Illustration for identification purposes only, measurements are approximate, not to scale.

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DISCLAIMER

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.

