



Hayes Town

£299,950 Freehold

DREAM START

Karwood are very proud to bring to the market this lovely, well-kept and modern one bedroom starter home. Located in a quiet corner of Hayes Town but benefiting from being just a short walk from local shops and restaurants. The moment you walk through the door it is evident that the current owners have a keen eye for detail and have spared no expense in making this the perfect place to live. The landing upstairs is currently used as a dressing area but could easily be used for a study/office. The rear sunny garden is low maintenance with shed and side access. If good transport links are of importance, then you are sure to be pleased as Hayes and Harlington main line train station is approximately one mile away and local buses just a five-minute walk

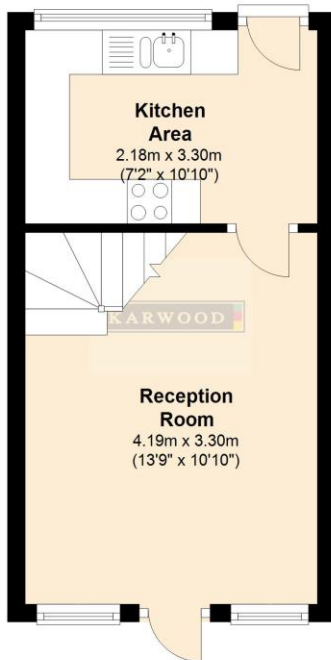
Features

- House
- One Bedroom
- Great Condition
- Modern Fitted kitchen
- Stylish Bathroom
- Private Gardens
- Allocated parking
- No Chain



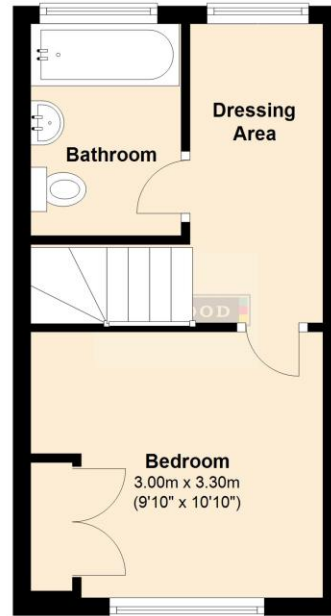
Ground Floor

Approx. 21.4 sq. metres (230.1 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.1 sq. feet)



Total area: approx. 42.8 sq. metres (460.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D	43	
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	

Location

