



£500,000 Freehold

Hamble Drive, Hayes, UB3

Welcome to Hamble drive, Hayes, UB3 - a captivating 3 double bedroom townhouse featuring 2 bathrooms (1 en-suite) and a downstairs W/C. The property also comes with a garage, and a convenient driveway, whilst inside the property enjoy the luxury of the spacious rooms, a charming back garden, and all within close proximity to local amenities. With easy access to Hayes town centre and Hayes and Harlington station (Elizabeth line), convenience meets comfort in this inviting haven suitable for both First Time Buyers and Investors alike.

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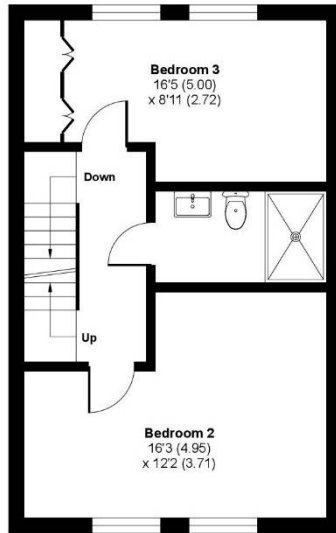
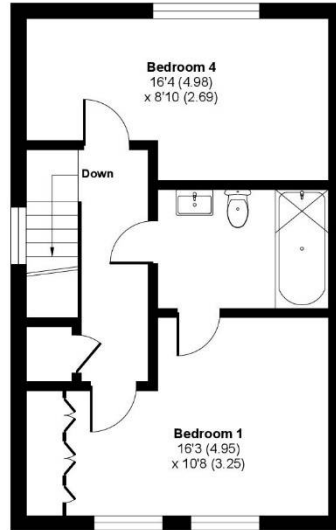
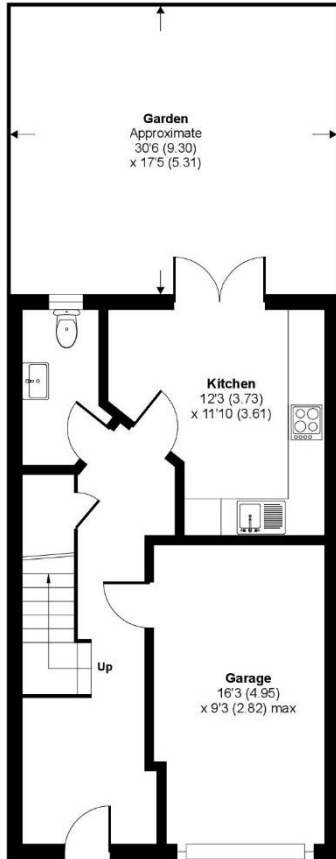
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Approximate Area = 1214 sq ft / 112.7 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1363 sq ft / 126.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Simple Estate Agents. REF: 1069386

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 26 sec (262 ft) Turn right onto Coldharbour Ln 30 sec (436 ft) Follow East Way, Townfield Rd and Church Rd to Hamble Dr 3 min (0.6 mi) UB3 2FN Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.