



£700,000 Freehold

Central Avenue, Hayes, UB3

HMO!! Simple Estate Agents present to the market this 6 bedroom HMO property only refurbished last year. The property comprise of 6 bedrooms (five with en suite), large communal kitchen area, off street parking, private rear garden and bathroom. This is a great investment opportunity for someone looking to by a HMO located close to Hayes Town, bus stops and other local services. Call to arrange a viewing of this property...

Central Avenue, Hayes, UB3



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CAPTURE DATE 24/03/2022 LASER SCAN POINTS 4,909,506

GROSS INTERNAL AREA

143.26 sqm / 1542.04 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
143.26 sqm / 1542.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
130.80 sqm / 1407.92 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
5.13 sqm / 55.22 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 139.53 sqm / 1499.74 sqft
IPMS 3C RESIDENTIAL 131.82 sqm / 1418.90 sqft
SPEC ID: 623219c49d0dc90e58ce86cc

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Head northeast toward Hunters Grove 138 ft Turn left onto Hunters Grove 128 ft Turn right onto Coldharbour Ln 446 ft Turn left onto East Way 246 ft Turn right onto East Ave 187 ft Turn left onto Townfield Rd 0.1 mi At the roundabout, take the 1st exit onto Central Ave Destination will be on the right 289 ft UB3 2BW

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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.