



£540,000 Freehold

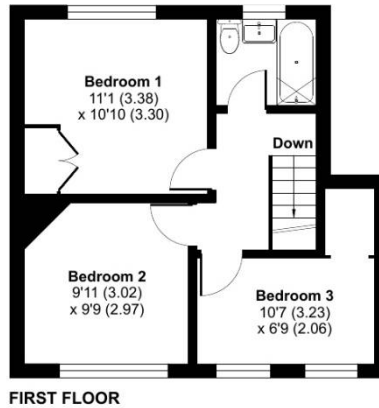
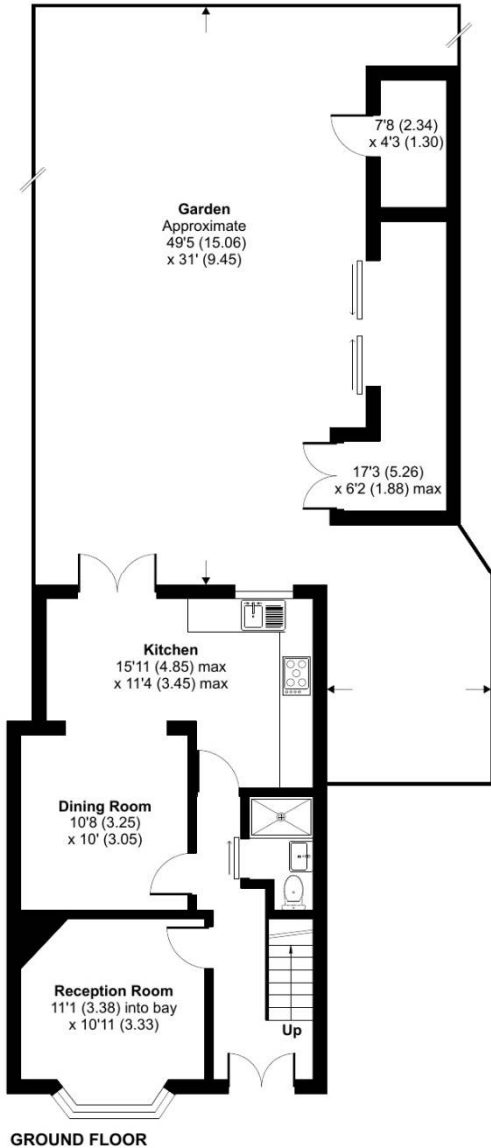
Princes Park Close, Hayes, UB3

Make this your sanctuary! Simple Estate Agents proudly introduce this charming three-bedroom extended family residence nestled in a peaceful cul-de-sac. Boasting two modern bathroom/shower facilities, a spacious L-shaped lounge/diner/kitchen, three generously sized bedrooms, and convenient side access to the rear, this property offers both comfort and functionality. Enjoy the proximity to local schools, bus stops, and amenities, all just a short stroll away. Don't miss the opportunity to make this house your home - schedule your viewing today!

Princes Park Close, Hayes, UB3

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Approximate Area = 899 sq ft / 83.5 sq m
 Outbuilding = 109 sq ft / 10.1 sq m
 Total = 1008 sq ft / 93.6 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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 24 sec (262 ft) ?
 Take Botwell Ln and Botwell Common Rd to Princes Park Ln 5 min (1.3 mi) ?
 Continue on Princes Park Ln. Drive to Princes Park Cl 1 min (0.2 mi) UB3 1LB
 Princes Park Cl, Hayes

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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.