

# Arron James



## 1 Chaucer Avenue, Hayes, UB4 0AP

Welcome to this stunning 6-bedroom, 2-bathroom house located on the desirable Chaucer Avenue in Hayes. This property is a true gem, boasting ample space for a large family with its generous 6 bedrooms.

One of the standout features of this property is the convenience of off-street parking, ensuring you never have to worry about finding a spot after a long day. The house is also perfectly situated with excellent school links, making it an ideal choice for families with children.

In addition to its great location for schools, this house also benefits from fantastic transport links, making commuting a breeze. Whether you need to travel for work or leisure, you'll find getting around to be a seamless experience.

Furthermore, Chaucer Avenue offers a vibrant neighbourhood with plenty of local amenities just a stone's throw away. From shops to restaurants, everything you need is within easy reach, adding to the convenience and charm of this property.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.

- Large 6 Bedroom House
- Large Garden
- Unfurnished
- Off-street Parking
- Walkign Distance To Local Amenities
- Good Transport Links
- Good School Catchment Area
- Suitable For Families
- EPC Rating D
- Book Today To Avoid Disappointment!

**£3,500**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	