



## Birchway

, Hayes, Middlesex, UB3 3PB

Rental £2,250 pcm

3 bedroom House available Now

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES  
[info@simplelea.com](mailto:info@simplelea.com)

0208 5734663

### Opening Times

Mon 10.00 - 18.30; Tues 10.00 - 18.30  
Wed 10.00 - 18.30; Thurs 10.00 - 18.30  
Fri 10.00 - 18.30; Sat 10.00 - 14.00; Sun Closed

\* Unfurnished

### Description

CLOSE TO HAYES TOWN!! Simple Estate Agents present to the market this three bed family home close to Hayes Town. This property is available to move in straightaway and comprises of lounge, modern kitchen and bathroom, three good sized bedrooms and private rear garden. Location: Situated off Coldharbour lane, close to Hayes Town, 140/90/E6/195/H98 bus routes, choice of schools and local amenities.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £2,596.15

The landlord has requested to include - Mr Rahul Rana will take over the check in inventory from Mr Navanth Ramachondra Gaunco as he has moved out.

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher  
Creation Date: 11/06/2026

Property Ref: inst-6170

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Simple Residential LTD, 2026. Simple Residential LTD Registered in England No. 06339918