



## Longmead Road

, Hayes , Middlesex, UB3 2HG

Rental £1,750 pcm

4 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

FANTASTIC FOUR BED FAMILY HOME! Simple Estate Agents present to the market this four bed home ideal for a growing family. This property is situated near Coldharbour Lane and comprises of a porch entrance, reception, kitchen/diner, ground floor bedroom, further three bedrooms on first floor, family bathroom, additional shower room, private rear garden and off street parking. Location: Property is situated close to Coldharbour Lane, Hayes & Harlington station with services to the Elizabeth Line, choice of bus stops/schools and local amenities. Property is let unfurnished.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £2,307

The landlord has requested to include - The loft area is not included and must not put anything to store inside the loft. - Shed is not included in the tenancy.

The landlord is willing to rent this home to Employed, Self Employed, 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(10-100) <b>A</b>		
(61-91) <b>B</b>		
(30-60) <b>C</b>		
(10-30) <b>D</b>		
(1-10) <b>E</b>		
(1-10) <b>F</b>		
(1-10) <b>G</b>		
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 the rating the more environmentally friendly the home is and the lower the carbon bills will be.

Creation Date: 02/05/2025

Property Ref: inst-5489

## 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, 2025. Simple Residential LTD Registered in England No. 06339918