

## Abbotswood Way

, Hayes, Middlesex, UB3 3PF

Rental £2,200 pcm

3 bedroom House available 16 July 2024

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

TWO/THREE BED FAMILY HOME!! Simple Estates present to the market this two/three bed family in Hayes Town. This property is situated off Coldharbour Lane and comprises of a modern open plan kitchen/living/dining area, two double bedrooms, loft space that can be used as a study/play area or third bedroom, family bathroom, d/s WC with sink, private rear garden and off street parking. Location: Situated within walking distance to Minet primary school, 140/E6/90 bus routes, A312/A40/A4/M4 junctions, supermarkets and choice of local amenities.

### Accommodation

All measurements are approximate.

### Further Information

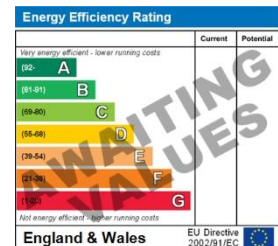
The deposit required is £2,538

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

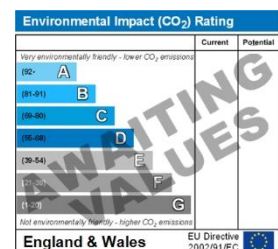
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### 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.



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.



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 less impact it has on the environment.

Property Ref: inst-5536

Creation Date: 08/07/2024

#### 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, 2024. Simple Residential LTD Registered in England No. 06339918