



## Colbrook Avenue

, Hayes, Middlesex, UB3 1TQ

Rental £2,700 pcm

3 bedroom House available 21 October 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

Simple Estate Agents present to the market this extended three bed semi-detached family home situated in the much sought after area of South Hayes. The property comprises of off street parking, through-lounge, kitchen, downstairs shower room, family bathroom, three good size bedrooms with fitted wardrobes and large rear garden. Location: Property is situated close to Hayes & Harlington Station with services to the Elizabeth Line, U4/195/140/90/H98/696 bus routes, ASDA supermarket, choice of schools and local amenities. Property is let unfurnished Note: garage is not included in the let

All measurements are approximate.

## Further Information

The deposit required is £3,115

The landlord has requested to include 1. No parking in or in front of the alley at any time 2. Garage is not included 3. Allow ventilation in the bathroom to avoid Mold 4. Washing machine needs to go on a clean cycle every month 5. Dishwasher and cooker filters need to be cleaned monthly 6. Leave the security lamp outside of the house on for security purposes.

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

## Accommodation

Property Ref: inst-5616

Creation Date: 17/09/2024

### 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