

Sinclair  Hammelton

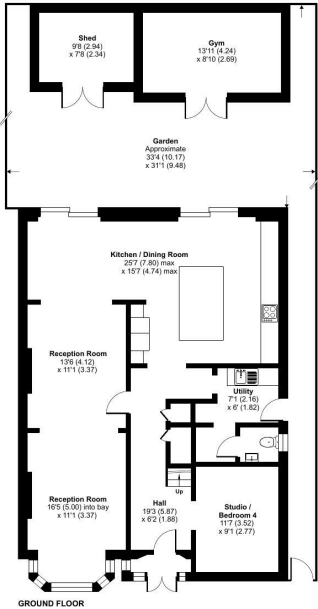
OFFERS IN EXCESS OF

£950,000

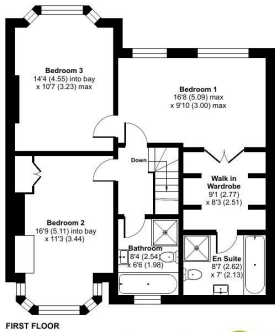
Pickhurst Lane

Hayes, BR2 7HU

EPC RATING: COUNCIL TAX BAND: E



Pickhurst Lane, BR2
Approximate Area = 1815 sq ft / 168.6 sq m
Outbuilding = 197 sq ft / 18.3 sq m
Total = 2012 sq ft / 186.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Withers & Curling. REF: 1480357

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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