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& MILLER



Yeading Lane, Hayes, UB4 0XR  
£250,000

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**£250,000**

- One Bedroom Apartment
- Private Garden
- Great Transport Links
- Brand New Lease Upon Completion
- Ground Floor
- Parking
- Easy Reach To An Elizabeth Line Station
- Chain Free

## Description

A spacious ground floor apartment with a private garden and parking. The property will come with a BRAND NEW lease upon completion and being sold Chain Free.

An ideal opportunity for first-time buyers seeking a comfortable and convenient living space or investors seeking good rental return. The property features a well-proportioned double bedroom, providing a peaceful retreat for rest and relaxation, a fitted kitchen which is practical and efficient, a bathroom, and a reception/dining room completes the home.

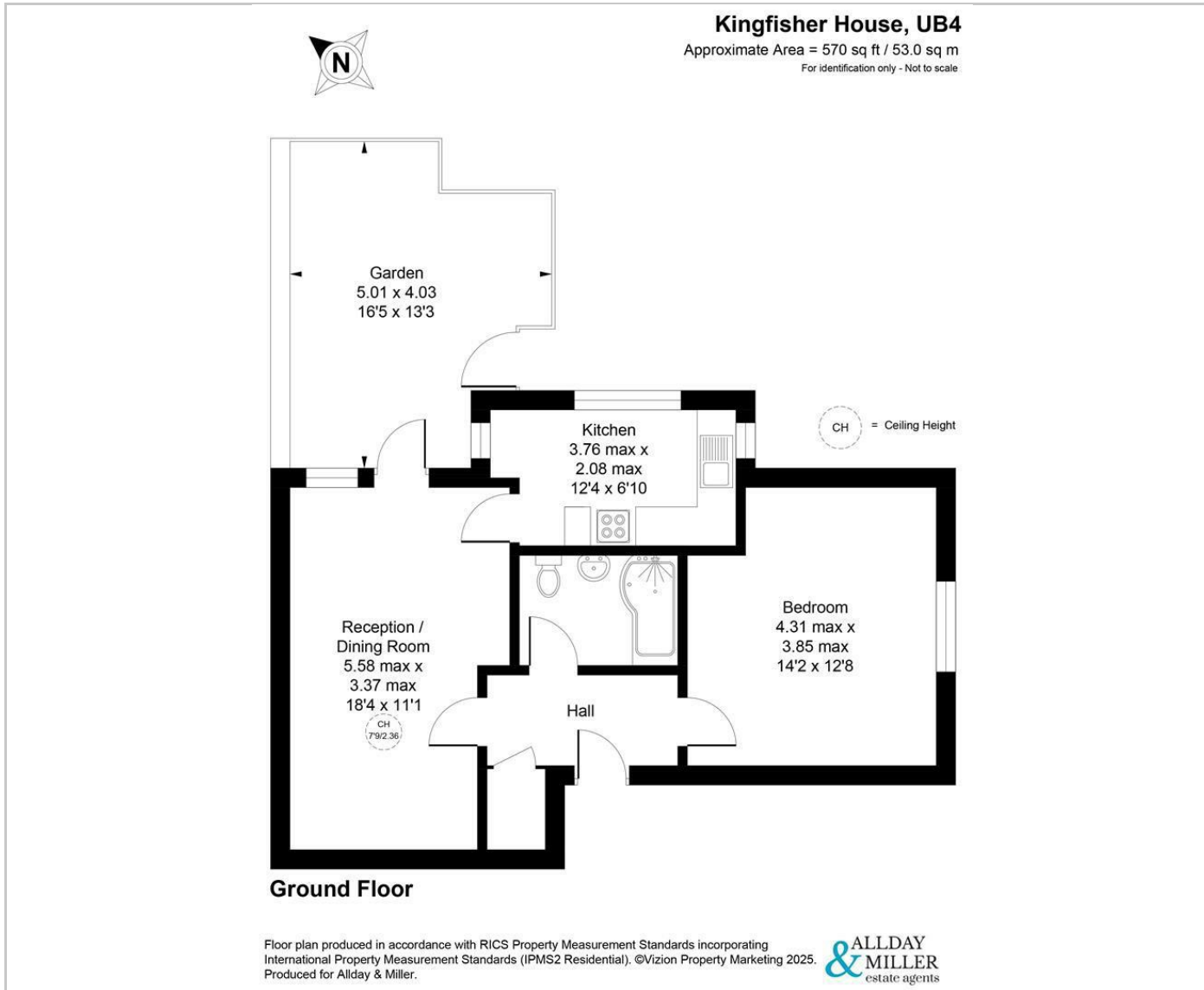
To the rear enjoys a private and secluded garden, perfect for outside entertainment. Also an allocated parking space.

## Situation

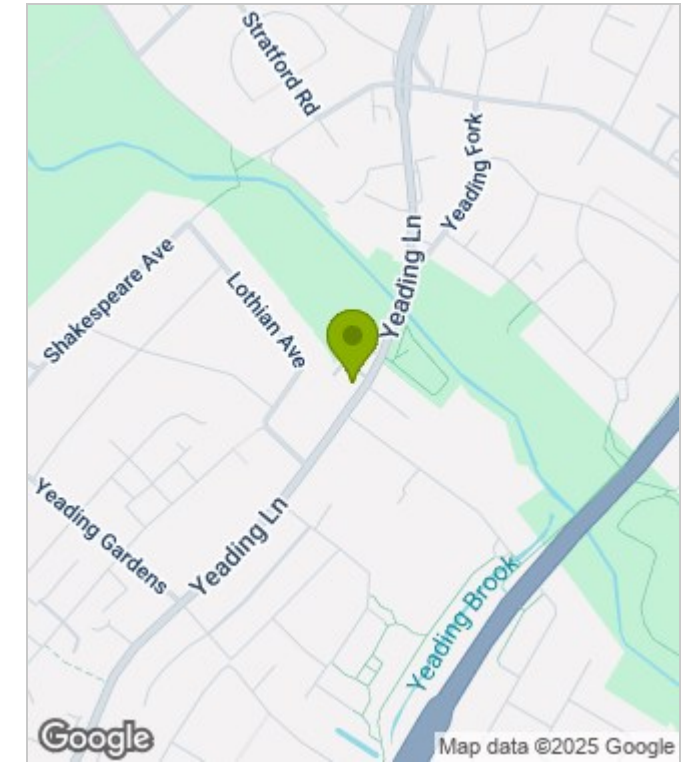
Yeading Lane a popular residential road in the heart of North Hayes. With easy access to a variety of local amenities including Lombardy Retail Park (within walking distance) and the Uxbridge Road with its array of shops and restaurants. Transport links here provide popular bus routes, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport reachable in 10 minutes by car. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into Central London a breeze. A number of highly rated schools including Yeading Primary School and Barnhill Secondary School also within close proximity.



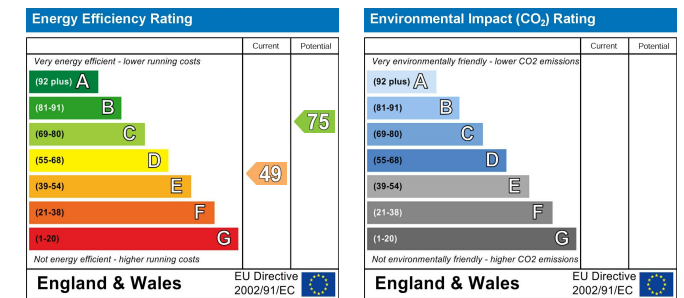
## Floor Plans



## Area Map



## Energy Performance Graph



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