

**ALLDAY
& MILLER**



Shakespeare Avenue, Hayes, UB4 9AQ
£290,000

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£290,000

- Double Glazed Windows & Gas Central Heating
- Ground Floor Maisonette
- Good Investment Potential
- Two Double Bedrooms
- Cul De Sac
- Private Rear Garden
- No Service Charge
- Off Street Parking

Description

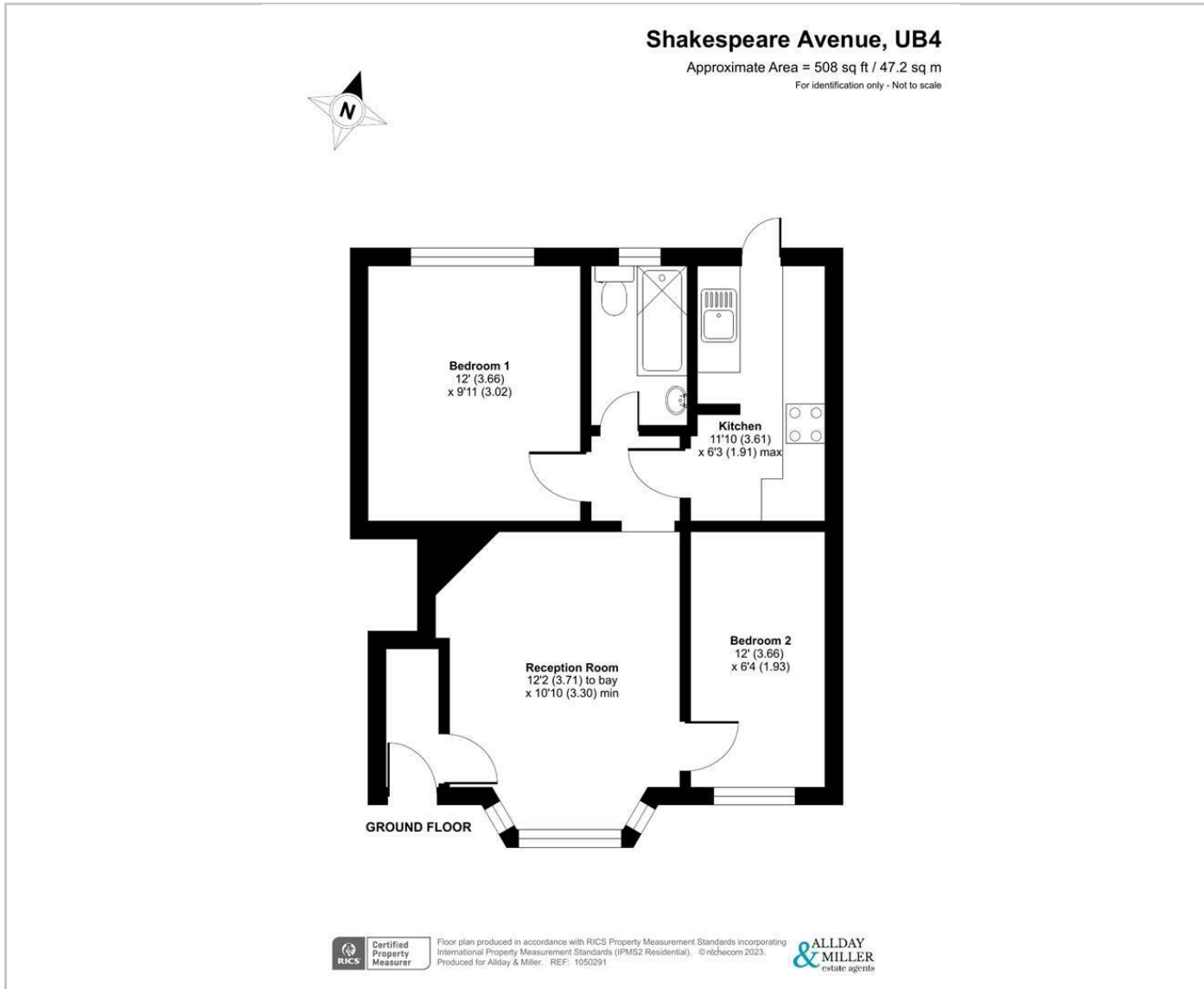
A two bedroom ground floor maisonette situated on Shakespeare Avenue, a quiet residential road in North Hayes, within walking distance of Yeading Lane and all its amenities including shops and bus links. The property comprises entrance hall with doors leading to the living room, kitchen, two double bedrooms, family bathroom. Outside there is a private rear garden. Off street parking for two cars. The property comes with a strong lease of 105 years remaining.

Situation

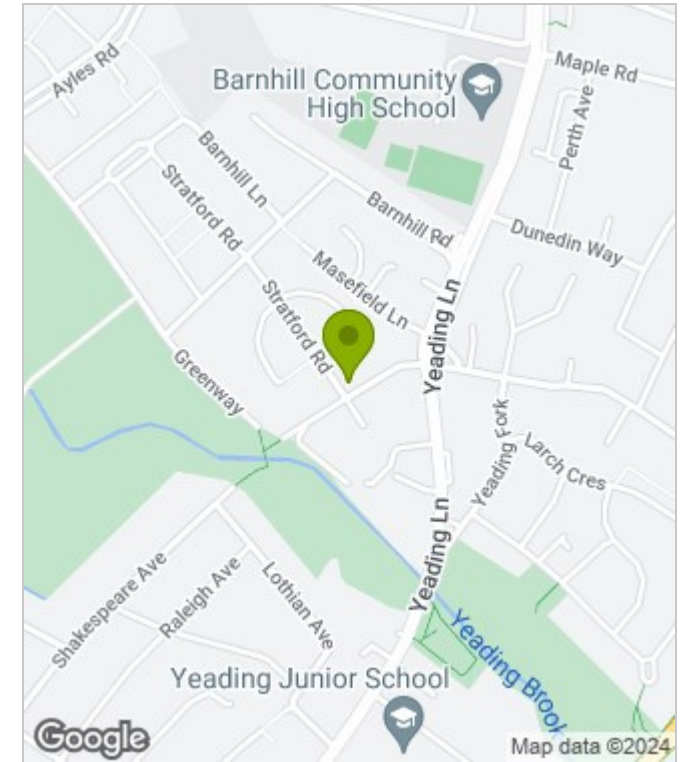
Shakespeare Avenue is located off Yeading Lane. The property itself is 175 yards from the junction of Yeading Lane & Willow Tree Lane with it's local shopping facilities. With just a short walking distance to the popular Yeading Infant and Nursery School a bit further on, the Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses just under a mile away. As is the Lombardy Retail Park with it's Sainsbury's superstore & a selection of well-known High Street brand shops. Local bus services providing access to Uxbridge, Ealing & the surrounding areas along with Hayes Town with it's Hayes & Harlington mainline station. The highly anticipated cross rail link has estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 along with the Tescos Yeading superstore, B&Q & B&M are just over half a mile from the property.



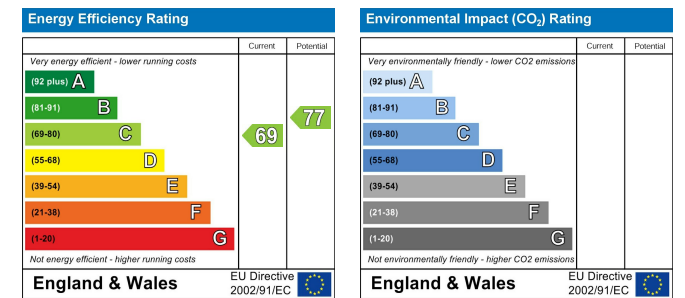
Floor Plans



Area Map



Energy Performance Graph



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