



### Stratford Road, Hayes, UB4 9EN

NO ONWARD CHAIN FOR THIS SPACIOUS AND WELL PRESENTED 2 BEDROOM GROUND FLOOR MASONETTE WITH NO ANNUAL SERVICE CHARGES AND ITS OWN ENCLOSED PRIVATE REAR GARDEN. This excellent property has gas central heating, double glazed windows, spacious lounge, fitted kitchen, modern bathroom + plumber shower, 2 bedrooms, own rear garden and front garden space for 2 cars.

Stratford Road is a set within a popular residential area convenient for local schools, Yeading Lane shopping parades and transport links for A40 London, Hayes & Harlington Elizabeth line station and the Hayes-by-Pass for Southall, Heathrow and the M4 London.

**Asking Price £304,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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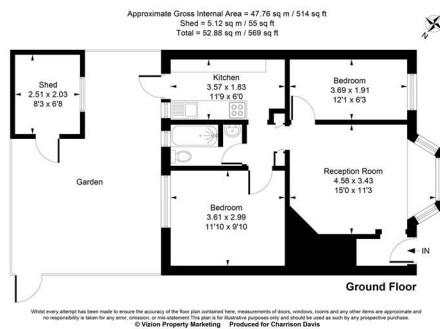
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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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