



**Bury Avenue, Hayes, Middlesex, UB4 8LF**

900 YEAR LEASE, NO UPPER CHAIN AND NO SERVICE CHARGES for this well presented and spacious 2 double bedroom 1st floor maisonette with a generous sized rear garden.

Situated in a pleasant close opposite Charville Primary School and walking distance to Kingshill Avenue shopping parade with main bus route links for Uxbridge shopping centre/underground station, Northolt station, Ealing, Southall, Heathrow + Hayes & Harlington station underground station ( Elizabeth Line).

The property is very well presented with a modern kitchen & bathroom, lounge, gas central heating with a combination styled boiler, double glazed windows, laminate wood flooring and fitted carpets.

Viewing highly recommended!

**£299,950**

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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**Front Door**

Double glazed door with carpeted stairs to 1st floor.

**Landing Area**

Double glazed window to side aspect, radiator, access to loft storage space, storage cupboard, fitted carpet, doors to all rooms.

**Lounge**

13'1" x 11'9" (4.00 x 3.60)

Double glazed windows to front aspect, laminate wood flooring, double radiator.

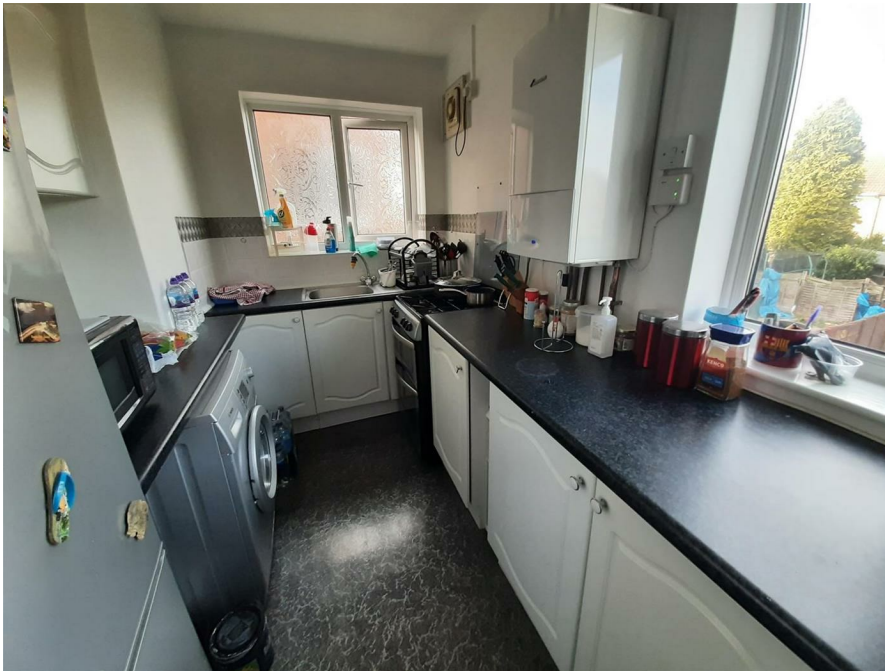


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**Reverse View**



**Kitchen**  
11'5" x 6'6" (3.50 x 2.00)  
Fitted wall & base units, stainless steel sink with mixer tap & tiled surround, gas cooker point, space for washing machine and tumble dryer, wall mounted combination boiler, double glazed windows to side & rear aspect.



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**Bedroom 1**

12'5" x 11'1" (3.80 x 3.40)

Double glazed windows to rear aspect, radiator, laminate wood flooring.



**Reverse View**



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**Bedroom 2**

9'10" x 7'10" (3.00 x 2.40)

Double glazed windows to rear aspect, radiator, built-in cupboard, laminate wood flooring.



**Bathroom**

White suite comprising panelled bath + electric power shower & tiled surround, hand wash basin, low level wc, storage cupboard, radiator, double glazed window to side aspect.



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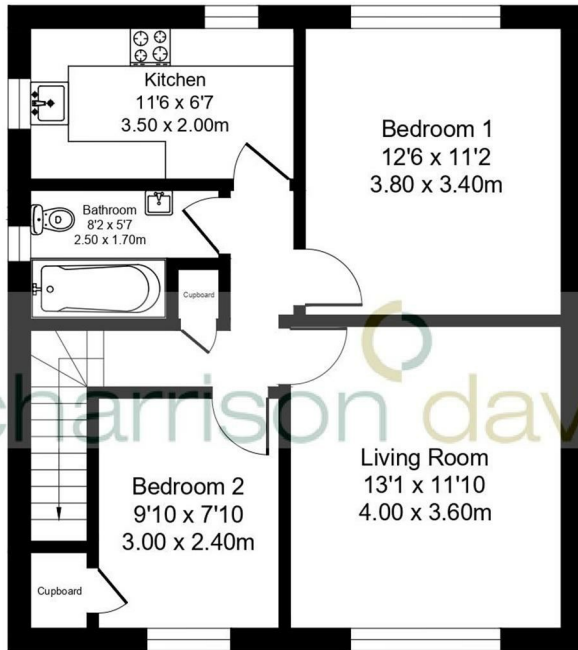
**Outside**

Lawned and enclosed rear garden + garden shed.




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Floor Plan



Total Area Approx. 56.0 sq meters (603.28 sq feet)

# 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>72</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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