



### Heatherwood Drive, Hayes, UB4 8TN

CHARRISON DAVIS OFFER FOR SALE AND WITH NO UPPER CHAIN this well presented & spacious GROUND FLOOR studio apartment. Accommodation comprises entrance hall, modern shower room, spacious studio area and fitted kitchen. Additional benefits include double glazed windows, entry phone system and a remaining lease of approx 950 years. Externally the property benefits from allocated parking within a residence private car park and well tended communal gardens. Situated within this modest and popular 1980's development set back from Charville Lane with excellent transport links for Uxbridge , Northolt, Ealing, A40 London and Hayes Town (Hayes & Harlington Elizabeth line underground station).

An ideal first time buy or rental investment!

**Asking Price £145,000**

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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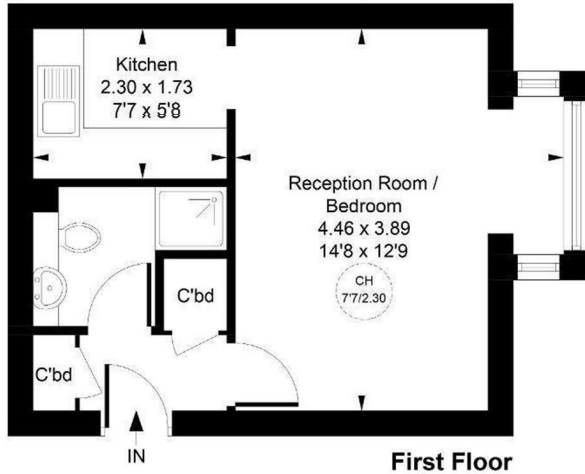


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Approximate Gross Internal Area = 26.13 sq m / 281 sq ft



CH = Ceiling Height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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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>		

**England & Wales**

EU Directive  
2002/91/EC



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