



Cavendish Close, Hayes, Middlesex, UB4 8AJ

A well presented & spacious first floor maisonette offered for sale with no onward chain. Located on a quite and secluded cul de sac within walking distance of the Uxbridge Rd so ideally situated for schools, shops & bus routes.. Accommodation comprises entrance lobby with staircase to first floor landing with access to loft, spacious reception room, modern fitted kitchen, 2 good size bedrooms and family bathroom. Externally there's a private rear garden,, an ideal first time buy or rental investment...VIEWING IS HIGHLY ADVISED!

Asking Price £299,950

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entrance lobby

wall mounted cupboard, fitted carpet & staircase to first floor landing

landing

fitted carpet, built in storage cupboard & access to loft

reception room

14'1" x 12'5" (4.3 x 3.8)

front aspect double glazed window, radiator & fitted carpet



reverse view



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kitchen

8'2" x 8'2" (2.5 x 2.5)

range of eye & base level units, single drainer sink unit with mixer tap & tiled splash back, built in oven & hob with extractor hood over, space & plumbing for washing machine, space for fridge freezer, vinyl flooring, wall mounted boiler & rear aspect double glazed window



bedroom 1

12'5" x 10'2" (3.8 x 3.1)

rear aspect double glazed window, radiator & laminate flooring



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reverse view



bedroom 2

12'5" x 9'10" (3.8 x 3.0)

front aspect double glazed window, radiator & fitted carpet



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bathroom

panel enclosed bath with shower attachment & mixer tap, pedestal wash hand basin, low level wc, part tiled walls, vinyl flooring, radiator & rear aspect frosted double



external

private rear garden



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reverse view



floorplan

Approximate Gross Internal Floor Area : 74.32 sq m / 799.97 sq ft

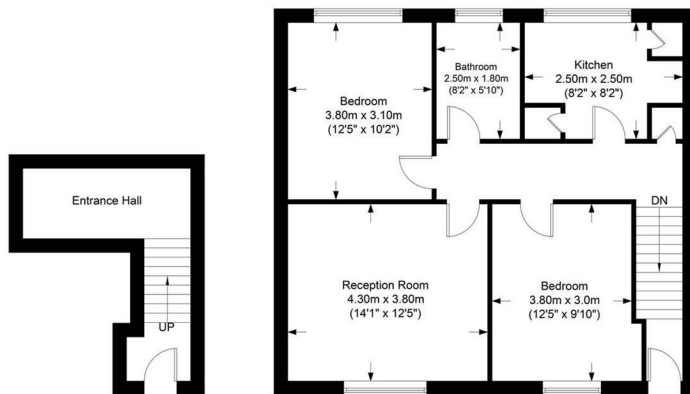



Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating

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

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