



Marshall Drive, Hayes, UB4 0SN

Situated in a residential close just off the Uxbridge Road with its many shopping facilities and transport links for Southall, Ealing, Heathrow, M4/M25/A40/M40, Uxbridge & Hayes Town with Cross Rail now open. This truly is an exceptionally well presented & spacious 2 double bedroom split level maisonette with a private garden & a long lease of approx 148 years. The property is beautifully presented with down-lighting, oak wood floors + fine quality carpets, double glazed windows, gas central heating (new boiler 2021). The accommodation over 2 floors consists of an entrance lobby + stairs to the first floor with a double aspect 20' x 15' lounge/diner and a separate kitchen, a 2nd staircase to the 2nd floor leads to 2 spacious double bedrooms, a bathroom/toilet + a separate 2nd toilet and a walk-in utility/storage room. Outside has an enclosed and lawned private garden.

Viewing strongly recommended!

Asking Price £320,000

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Entrance Lobby

Carpeted stairs to the first floor, space for shoes 7 coats etc.

1st floor/Landing

Carpeted stairs to the 2nd floor, door to the Lounge.

Lounge/Dining Room

20'9" x 14'7" max (6.33 x 4.46 max)

Double aspect with double glazed windows to front and rear, Oak wood flooring, 2 radiators, down-lights.



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Alternative View



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Kitchen
10'9" x 4'2" (3.29 x 1.29)
Range of fitted wall & base units, stainless steel sink with mixer tap & tiled surround, fitted electric oven + gas hob & stainless steel extractor hood, fitted fridge/freezer, tiled floor, down-lights, double glazed windows to front aspect.



2nd Floor/Landing
Double glazed window to rear aspect, radiator, storage cupboard, access to loft.

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Bedroom 1

9'6" x 11'5" (2.90 x 3.50)

Fitted wardrobes, double glazed windows to front aspect, down-lights, radiator, laminate wood flooring.



Alternative View



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Bedroom 2

9'9" x 11'5" (2.99 x 3.50)

Double glazed windows to front aspect, down-lights, radiator, laminate wood flooring.



Bathroom

Modern suite comprises panelled bath with tiled surround, hand wash basin, low level wc, down-lights, tiled floor, heated towel rail, double glazed window to rear aspect.



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Additional Toilet

Low level wc, hand wash basin, double glazed window to rear aspect, tiled wall & flooring.



Utility Room

Space for washing machine, double glazed window to rear aspect, down-lights, laminate wood flooring. wall mount boiler (new 2021)

Outside

Enclosed lawned rear garden + shed.



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Floor Plan



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>	75	79

England & Wales

EU Directive
2002/91/EC



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