



### **Exmouth Road, Hayes, Middlesex, UB4 8LL**

NO ONWARD CHAIN FOR THIS 2 DOUBLE BEDROOM GROUND FLOOR SPLIT LEVEL FLAT (ROOMS ARE ARRANGED OVER THE GROUND AND FIRST FLOOR).

THE PROPERTY HAS GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS AND ON THE GROUND FLOOR YOU HAVE A MODERN FITTED KITCHEN AND A LOUNGE WITH DOORS OPENING ON TO THE COMMUNAL LAWNED GARDEN. UPSTAIRS HAS 2 DOUBLE BEDROOMS AND A MODERN BATHROOM. OUTSIDE ARE LAWNED COMMUNAL GARDENS, A CLOTHES DRYING AREA AND A LOCK UP STORAGE SHED.

Exmouth Road is located within a sought after residential area of North Hayes convenient for a choice of schools, local shops and transport links for Uxbridge, Northolt, Greenford, A40 London, Hayes Elizabeth line station and Heathrow. PERFECT FIRST TIME BUY OR RENTAL INVESTMENT.

**Offers In Excess Of £255,000**

**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)

48. Exmouth Road, Hayes, Middlesex UB4 8LL



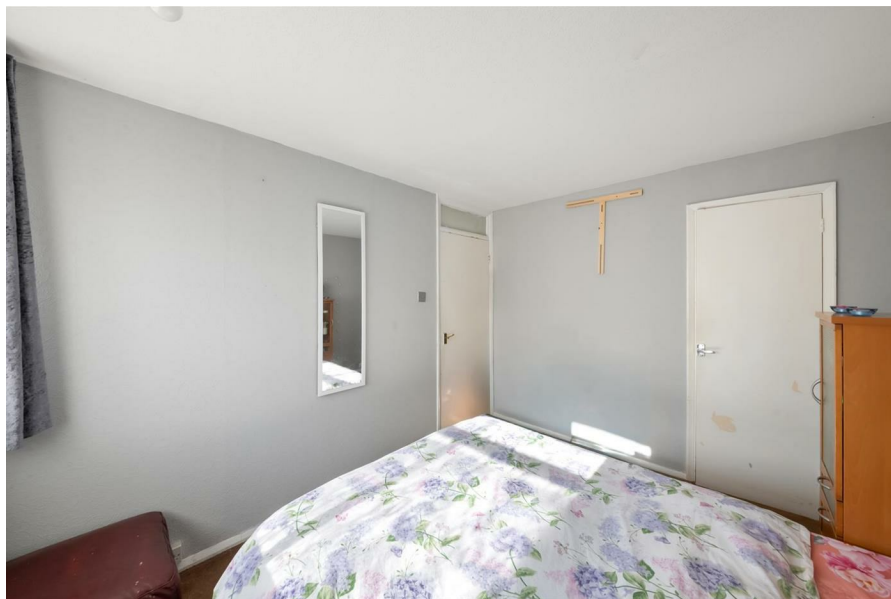
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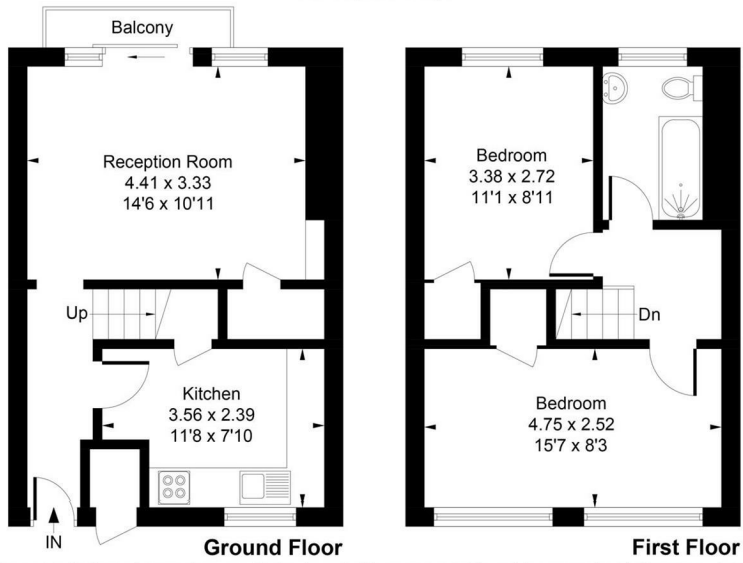


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Approximate Gross Internal Area  
66.94 sq m / 721 sq ft



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>	<p>78</p>	<p>78</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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