



Portland Road, Hayes, Middx, UB4 8LH

Located in North Hayes and overlooking a central green is this well presented & spacious second floor flat offered for sale with no onward chain. Situated within close proximity of shops, schools and bus routes accommodation comprises entrance hall, living room,, modern fitted kitchen & bathroom, 2 double bedrooms and access to loft. Externally the property benefits from a private garden and storage shed. Additional benefits include double glazing, gas central heating and 106 year lease.. An ideal first time buy or rental investment

£279,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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entrance hall

fitted carpet, radiator, 2 built in storage cupboard & wall mounted entry phone handset

living room

15'3" x 11'5" (4.65 x 3.50)

front aspect double glazed window, radiator, fitted carpet and wall mounted electric fire



reverse view



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kitchen

10'4" x 8'2" (3.16 x 2.50)

range of eye & base level units, single drainer sink unit with mixer tap and tiled splash back, cooker point, space & plumbing for washing machine, space for fridge freezer, vinyl flooring and rear aspect double glazed window



reverse view



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bedroom 1

12'1" x 10'5" (3.70 x 3.20)

front aspect double glazed window, radiator and fitted carpet



reverse view



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bedroom 2

11'7" x 11'5" (3.55 x 3.50)

rear aspect double glazed window, radiator and fitted carpet



reverse view



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bathroom

10'4" x 5'4" (3.16 x 1.65)

panel enclosed bath with shower attachment & mixer tap. shower screen, wall mounted wash hand basin with mixer tap, low level wc, tiled walls and floor, heated towel rail and frosted double glazed window



external

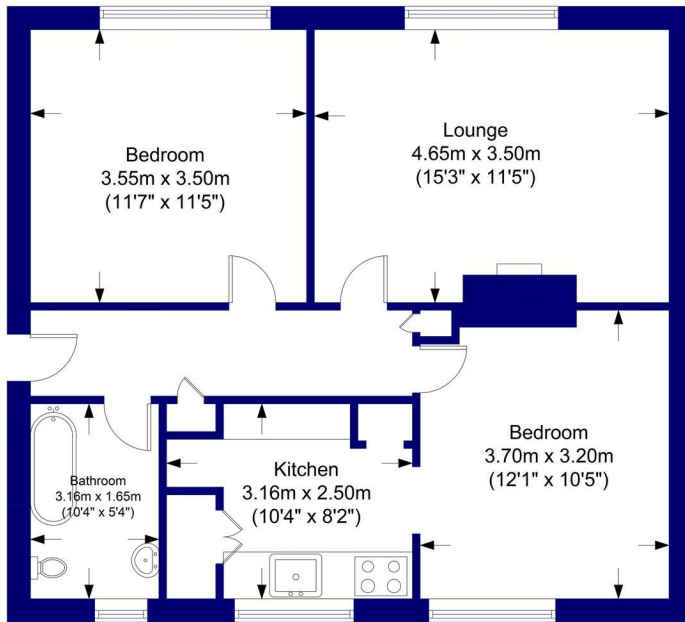
concrete storage shed and private garden, laid to lawn



floorplan

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Approximate Gross Internal Floor Area : 59.93 sq m /645.08 sq ft



Top Floor

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

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>67</p>	<p>74</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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