



Bury Avenue, Hayes, Middlesex, UB4 8LF

900 YEAR LEASE, NO UPPER CHAIN AND NO SERVICE CHARGES for this well presented and spacious 2 double bedroom 1st floor maisonette with a generous sized rear garden.

Situated in a pleasant close opposite Charville Primary School and walking distance to Kingshill Avenue shopping parade with main bus route links for Uxbridge shopping centre/underground station, Northolt station, Ealing, Southall, Heathrow + Hayes & Harlington station underground station (Elizabeth Line).

The property is very well presented with a modern kitchen & bathroom, lounge, gas central heating with a combination styled boiler, double glazed windows, laminate wood flooring and fitted carpets.

Viewing highly recommended!

£299,950

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Front Door

Double glazed door with carpeted stairs to 1st floor.

Landing Area

Double glazed window to side aspect, radiator, access to loft storage space, storage cupboard, fitted carpet, doors to all rooms.

Lounge

13'1" x 11'9" (4.00 x 3.60)

Double glazed windows to front aspect, laminate wood flooring, double radiator.

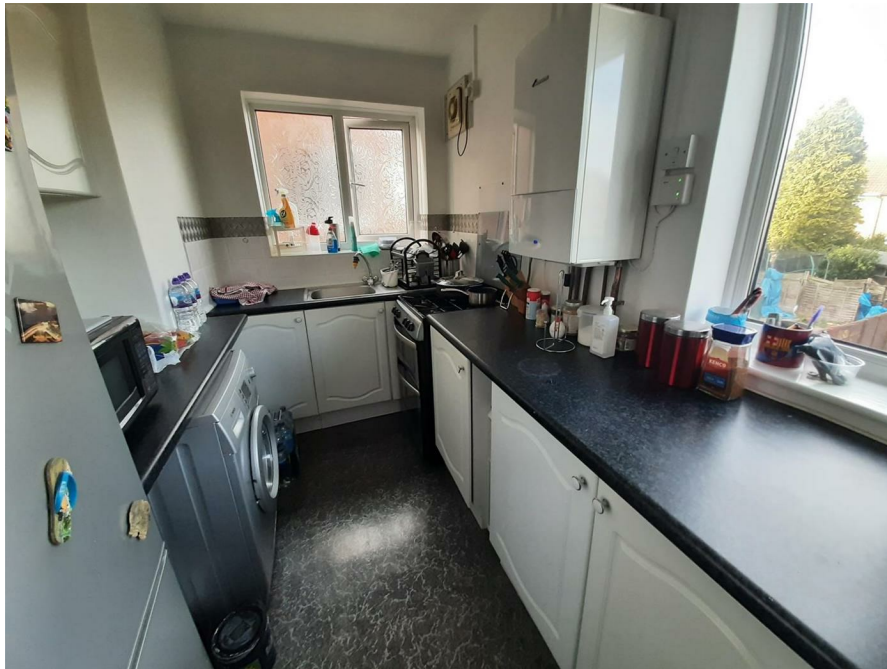


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Reverse View



Kitchen
11'5" x 6'6" (3.50 x 2.00)
Fitted wall & base units, stainless steel sink with mixer tap & tiled surround, gas cooker point, space for washing machine and tumble dryer, wall mounted combination boiler, double glazed windows to side & rear aspect.



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Bedroom 1

12'5" x 11'1" (3.80 x 3.40)

Double glazed windows to rear aspect, radiator, laminate wood flooring.



Reverse View



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Bedroom 2

9'10" x 7'10" (3.00 x 2.40)

Double glazed windows to rear aspect, radiator, built-in cupboard, laminate wood flooring.



Bathroom

White suite comprising panelled bath + electric power shower & tiled surround, hand wash basin, low level wc, storage cupboard, radiator, double glazed window to side aspect.



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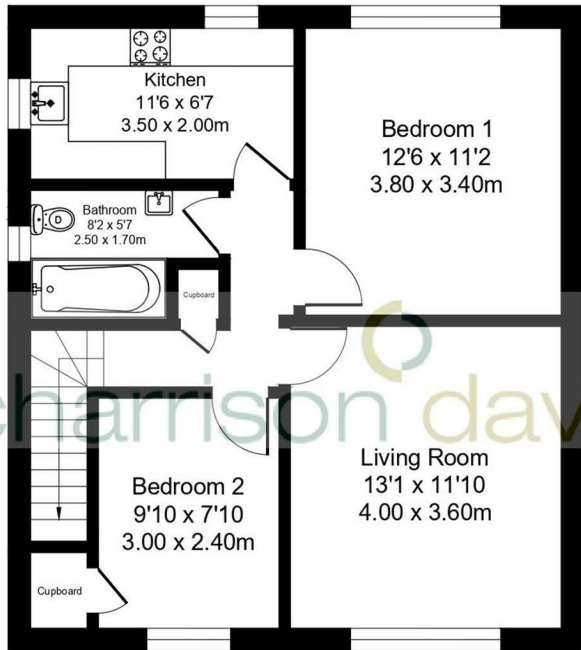
Outside

Lawned and enclosed rear garden + garden shed.




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Floor Plan



Total Area Approx. 56.0 sq meters (603.28 sq feet)

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>72</p>	<p>76</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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