



### **Bletchmore Close, Hayes, UB3 5EX**

**DO NOT MISS THIS!**  
**ATTENTION FIRST TIME BUYERS OR BUY TO LET INVESTORS.**  
**GREAT VALUE!**

This first floor 1 bed maisonette has NO ONWARD CHAIN and is conveniently located within walking distance of the village schools and shops with easy access to Heathrow and the A4/M4 London. The property provides a 'blank canvass' for you to create your own perfect property. The lease has 89 years remaining and the service charge and ground rent are less than £350 pa inclusive. Your front door opens into an entrance lobby with stairs to the first floor. The hallway has doors to all rooms with a spacious lounge and separate kitchen, you have a good sized double bedroom, bathroom and loft storage space. Outside has communal gardens and parking spaces (not allocated).

**Asking Price £199,950**

**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)**



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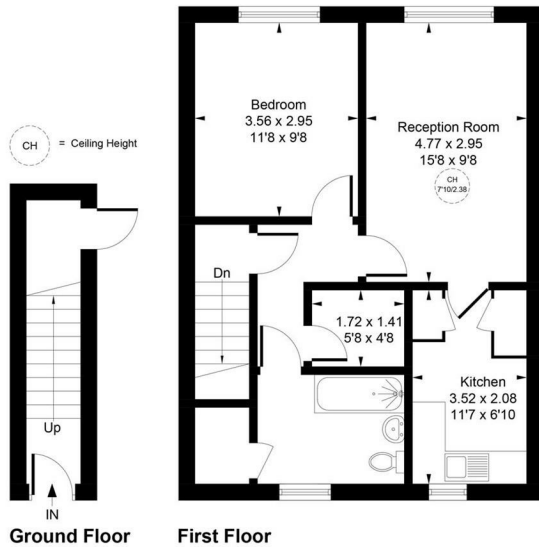
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Approximate Gross Internal Area = 56.91 sq m / 613 sq ft




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>75</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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