



### **Errol Gardens, Hayes, UB4 9EP**

A well presented & much improved first floor maisonette offered for sale with no onward chain. Having the benefit of a loft conversion accommodation now comprises entrance hall, reception room, fitted kitchen, modern bathroom and 4 bedrooms. Externally the property enjoys off street parking via shared driveway, attractive and low maintenance private rear garden leading to brick built detached garage with power, lighting. There is also an additional garage in a nearby block. An ideal first time buy or rental investment...remaining lease is approx 140 years.

A popular residential cul de sac a short distance from shops & public transport on Yeading Lane with direct routes to both Northolt underground station ( Central Line) & Hayes station ( Elizabeth Line) and excellent road links to Hayes By Pass / M4 & A40/ Western Ave,

**Asking Price £384,950**

**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)

21A Errol Gardens, Hayes, UB4 9EP





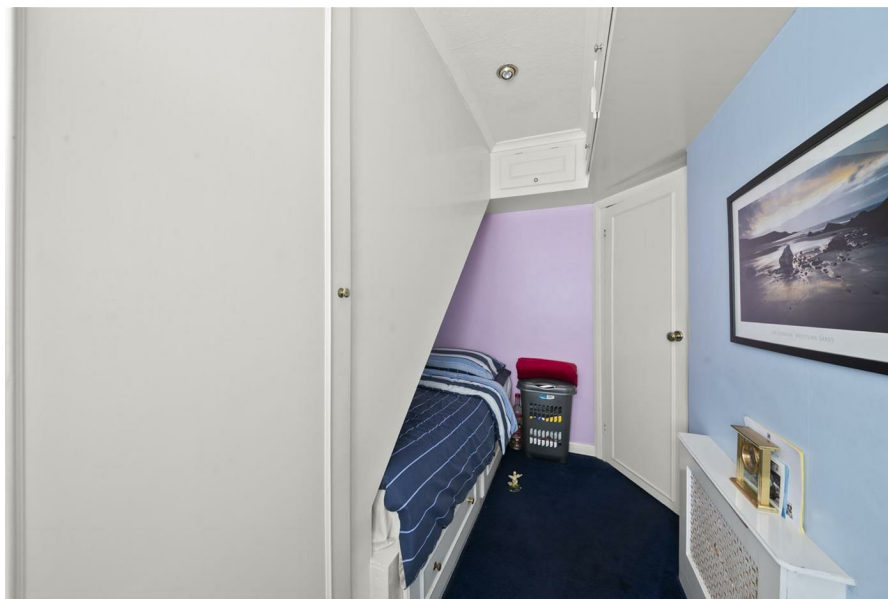
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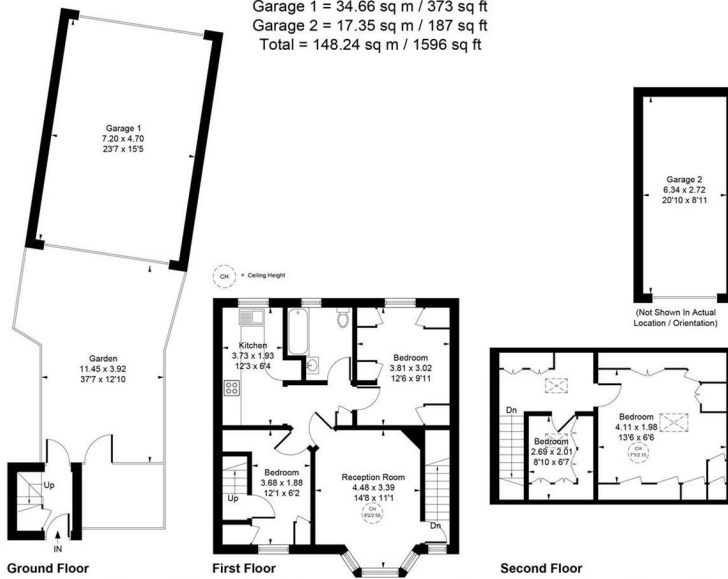


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Approximate Gross Internal Area = 96.23 sq m / 1036 sq ft  
 Garage 1 = 34.66 sq m / 373 sq ft  
 Garage 2 = 17.35 sq m / 187 sq ft  
 Total = 148.24 sq m / 1596 sq ft



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.  
 Produced for Charrison Davis



# 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>57</p>	<p>72</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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