



### Bury Avenue, Hayes, UB4 8LF

CHARRISON DAVIS are pleased to offer For Sale this bright and spacious GROUND FLOOR 2 DOUBLE BEDROOM PURPOSE BUILT MAISONETTE.

This exceptional property benefits from its own front garden and rear gardens with wonderful views across meadows and fields. With gas central heating and new double glazed windows you have an entrance hall with doors to all rooms, fitted kitchen, large lounge with space for dining table, 2 double bedrooms and a modern shower room.

Bury Avenue is set within a much sought residential area of North Hayes just a few hundred yards from Charville Primary school with excellent transport links for Hayes Town Elizabeth line station, Northolt Central line station, A40 London and Uxbridge.

**GREAT FIRST TIME BUY OR RENTAL INVESTMENT!**

**Asking Price £299,950**

**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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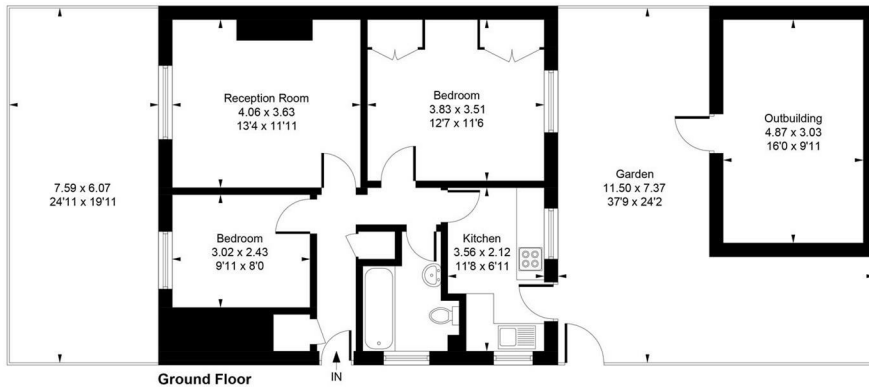


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Approximate Gross Internal Area = 56.55 sq m / 609 sq ft  
 Outbuilding = 14.96 sq m / 161 sq ft  
 Total = 71.51 sq m / 770 sq ft



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>68</p>                          | <p>74</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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