



Exmouth Road, Hayes, Middlesex, UB4 8LL

NO ONWARD CHAIN – TWO DOUBLE BEDROOMS – GROUND FLOOR SPLIT-LEVEL APARTMENT

CHARRISON DAVIS are delighted to offer for sale this well-presented two double bedroom split-level apartment, arranged over the ground and first floors and offered for sale with NO ONWARD CHAIN.

Ideal for a first-time buyer or rental investor, the property benefits from gas central heating, double glazing and attractive communal lawned gardens. The ground floor features a fitted kitchen and a spacious lounge with doors opening directly onto the communal lawned gardens, creating a pleasant and practical living space. Upstairs are two genuine double bedrooms together with a modern bathroom.

Externally, residents benefit from well-maintained communal lawned gardens, a dedicated clothes drying area and a useful lock-up storage shed. Opposite you also have a recreation green and childrens playground.

Situated in the popular residential area of North Hayes, Exmouth Road is conveniently positioned for local shops, a choice of schools and excellent transport links towards Uxbridge, Northolt, Greenford, the A40/London, Hayes & Harlington Elizabeth Line station and Heathrow Airport.

DO NOT MISS great opportunity for a first-time buyer or investor – NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

Asking Price £255,000

Tel: 020 8573 9922 Fax: 020 8569 3495

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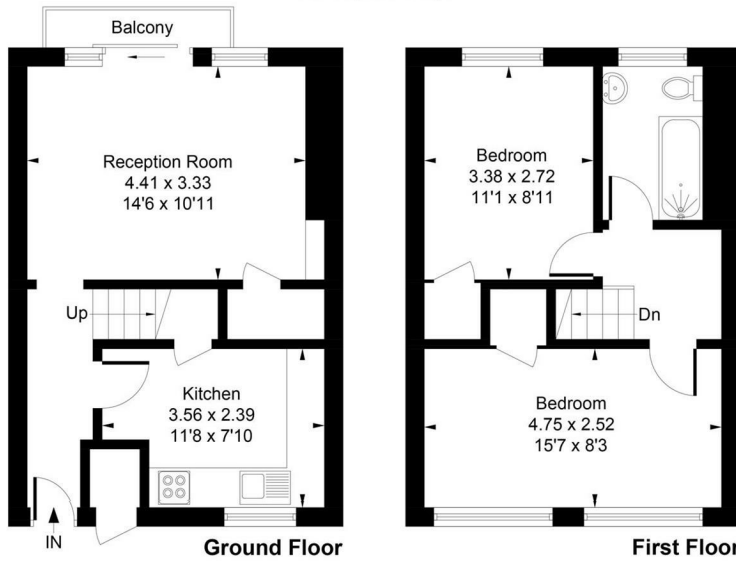


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Approximate Gross Internal Area
66.94 sq m / 721 sq ft



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	78	78
England & Wales	EU Directive 2002/91/EC	

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