



Stratford Road, Hayes, UB4 9EN

A recently refurbished and spacious first floor maisonette with newly fitted flooring and inset lighting throughout and offered for sale with no onward chain and a 96 year lease. Accommodation comprises entrance hall, spacious reception room, new fitted kitchen, 2 good size bedrooms and full tiled family bathroom. Externally to the front there's an area of garden with potential for off Street parking (stp) and a private rear garden.. The property also offers fantastic potential to extend into the loft to create a third bedroom (stp)..... AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT.

Located on a popular residential road a short distance from shops and bus routes on both Kingshill Ave & Yeading Lane and also within catchment areas of both Raphael's primary school and Barnhill secondary school.

£313,000

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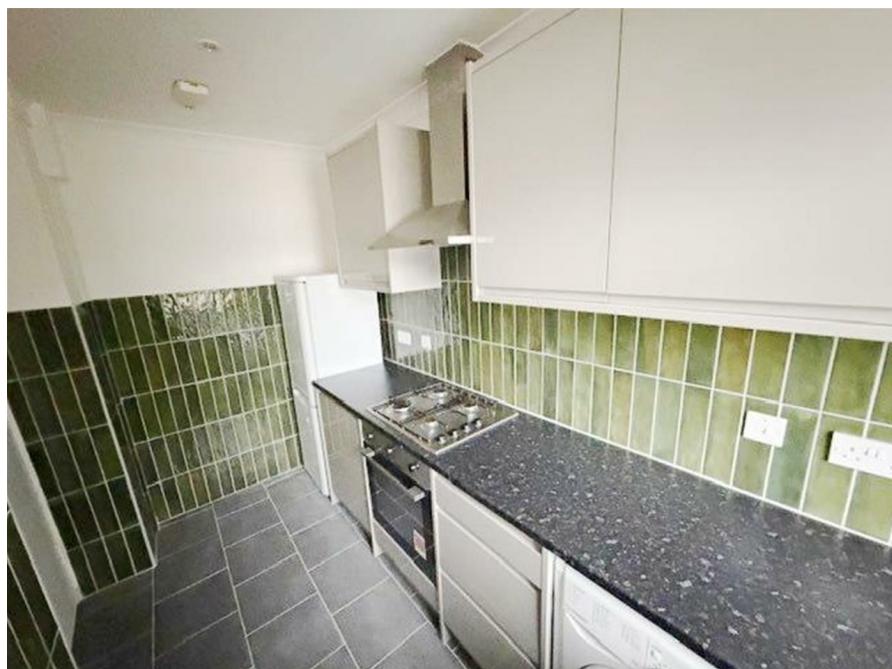
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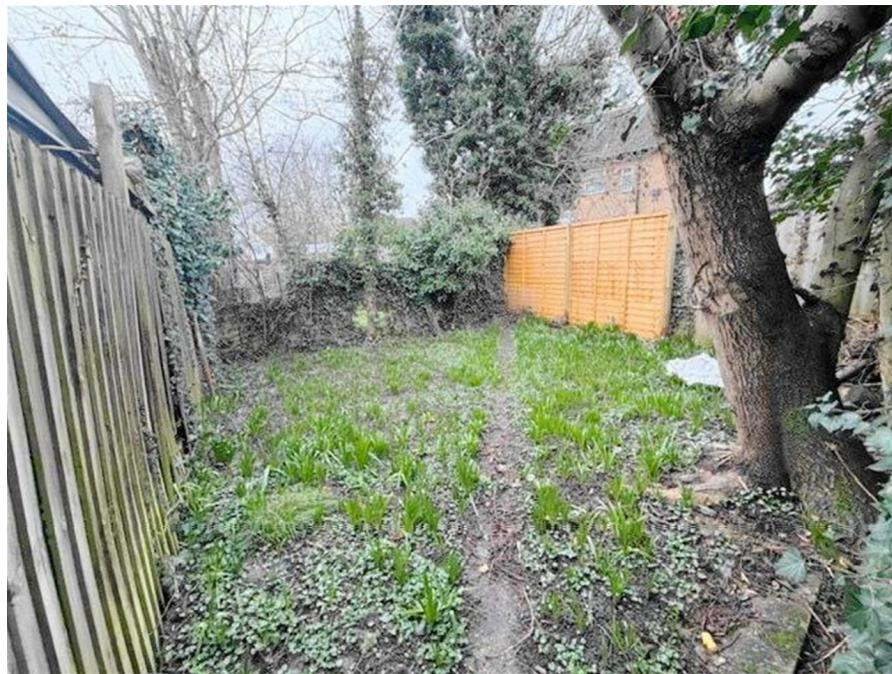
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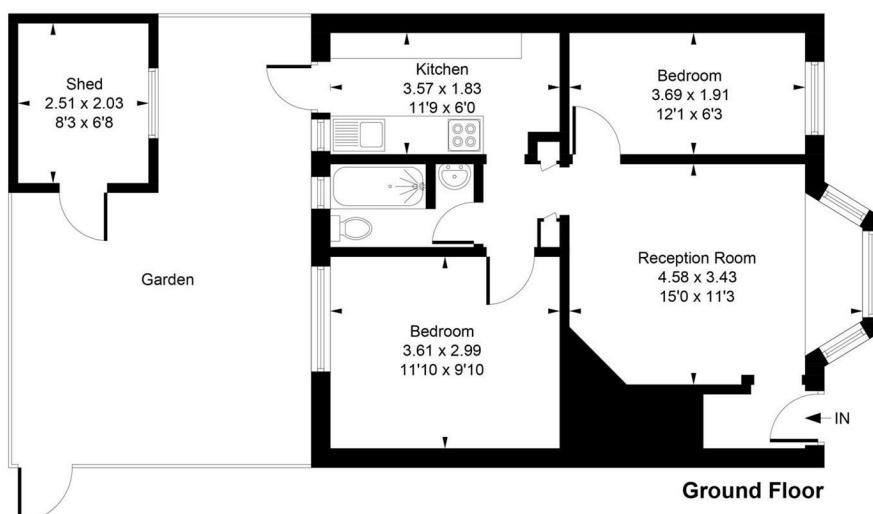
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Approximate Gross Internal Area = 47.76 sq m / 514 sq ft
Shed = 5.12 sq m / 55 sq ft
Total = 52.88 sq m / 569 sq ft



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 purchaser.

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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		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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