

Gainsborough Road, Hayes, UB4 8NZ

Offers Over £240,000

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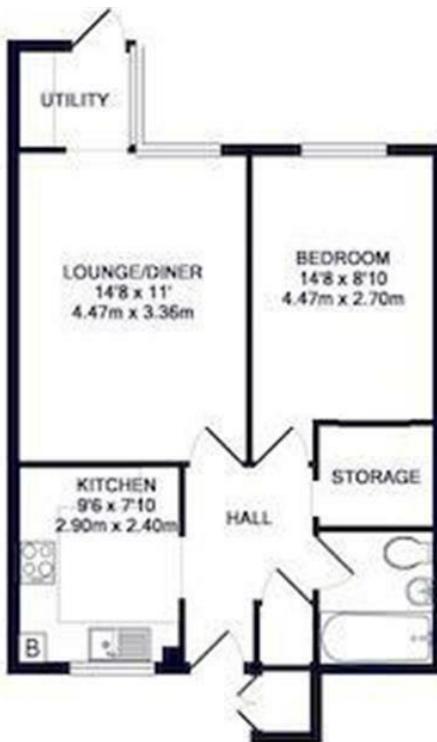


**GROUND FLOOR MAISONETTE - 1 + BEDROOM - 1 BATHROOM - ALLOCATED PARKING -
PRIVATE REAR GARDEN - LONG LEASE - LOW SERVICE CHARGE - PEPPERCORN GROUND RENT
- CHAIN FREE**

Henry Wiltshire are delighted to present this spacious and modern ground floor one-bedroom maisonette, ideally located on Gainsborough Road in the sought-after North Hayes area. The property boasts a generously sized reception room, a modern fitted kitchen, a well-proportioned double bedroom, a contemporary family bathroom, and ample storage throughout. Externally, the home benefits from a private rear garden, perfect for outdoor relaxation, and allocated off-street parking.

Positioned within easy reach of well-regarded primary and secondary schools. Convenient bus links via Charville Lane, providing direct access to Kingshill Avenue parade, with its variety of shops, amenities, and further connections to Uxbridge Road. Excellent access to major road networks including the A312 and A40, offering quick routes to the M40, M25, and both central and outer London.

- Ground Floor Maisonette
- One Bedroom
- Rear Garden
- Service Charge
- Chain Free
- One Bedroom
- Allocated Parking
- Lease Remaining - 148 Years
- Ground Rent
- Perfect starter home/investment



TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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