



## Lime Grove, , Hayes, UB3 1JL

- First Floor Maisonette
- Kitchen & Reception Room
- Front & Private Rear Garden
- Close to local Parks, Schools & Transport Links
- EPC: C
- Two Bedrooms
- One Bathroom
- Rear Access & Potential Driveway
- 95 Year Lease
- Viewing Highly Advised

**Asking Price £335,000**





# Lime Grove, , Hayes, UB3 1JL

## DESCRIPTION

A well-presented first-floor maisonette offering bright and spacious accommodation throughout. This charming home features two well-proportioned bedrooms, a stylish reception room, a modern fitted kitchen, and a family bathroom.

Outside, the property boasts both a front garden and a private rear garden with rear access, providing ample outdoor space ideal for relaxing or entertaining. There is also potential to create a driveway (subject to usual consents).

Perfectly positioned in a quiet and popular residential location, with local schooling nearby, good transport links via Hayes & Harlington station, and the convenience of Hayes town just a short stroll or bus ride away, it represents a practical living option—especially for those commuting into London or seeking strong connectivity in the region, making it an ideal choice for first-time buyers, investors, or downsizers alike.

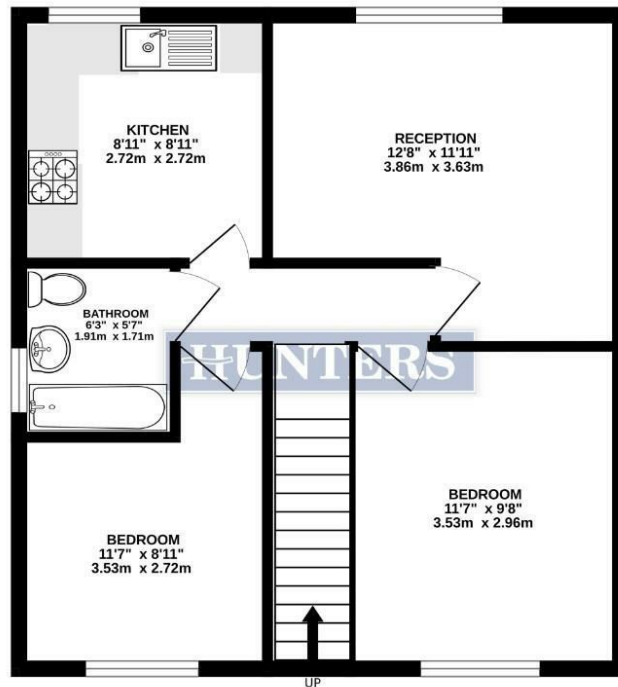








FIRST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to their operability or efficiency can be given.  
Made with Metropix (2020)

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.