



## Compton Road, Hayes, UB3 2AZ

- Split Level Maisonette
- 956 Year Lease
- Family Bathroom
- Communal Garden
- EPC: D
- Two Bedrooms
- Open Dining/Reception Room
- Own Garage/Storage Unit
- Close to Amenities Schools and Transport Links
- Viewing Highly Advised

**Asking Price £299,950**





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## DESCRIPTION

This well-presented two-bedroom split-level maisonette, ideally situated in a popular residential area of Compton Road, Hayes. Offering spacious living across two levels, this property combines comfort, style, and practicality—perfect for first-time buyers, young families, or investors.

The accommodation comprises an open-plan dining and reception room, providing a bright and versatile space ideal for both relaxing and entertaining. The property further benefits from a family bathroom and two generously sized bedrooms, offering ample space for comfortable living.

Externally, residents can enjoy access to a communal garden, perfect for outdoor leisure, along with the added convenience of a separate storage unit.

Located within easy reach of local amenities, reputable schools, and excellent transport links including Hayes & Harlington Station and major road connections, the property ensures convenient access to Central London, Heathrow Airport, and surrounding areas.



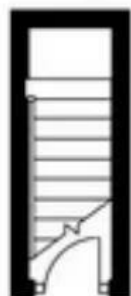


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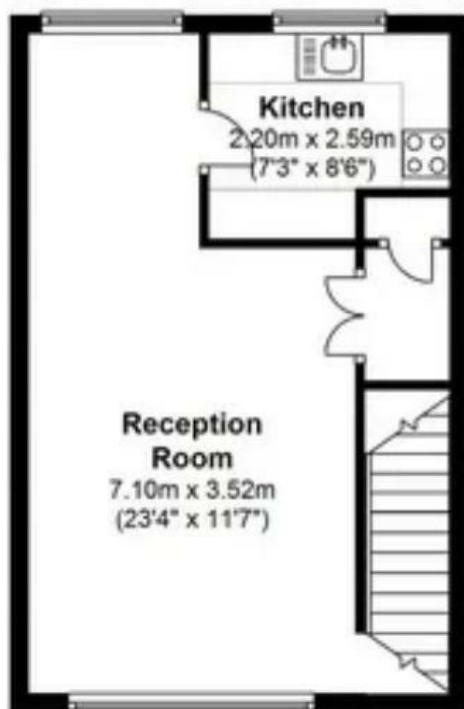


## Ground Floor



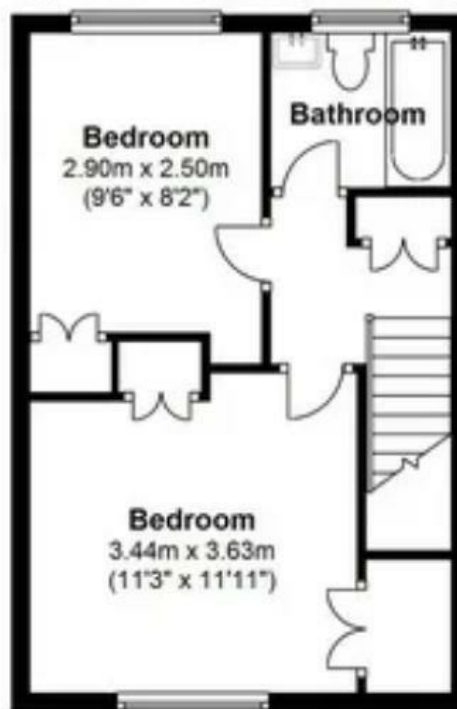
## First Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



## Second Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 sq. feet)

### Viewings

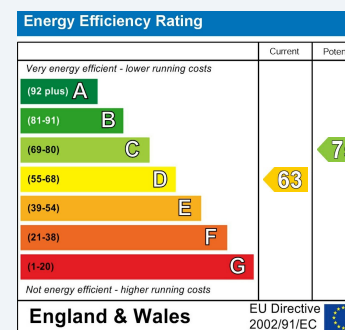
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.