





NO SERVICE CHARGE, NO GROUND RENT! Hiltons Estates brings to the market this Spacious Ground floor Maisonette located in Hayes, UB4! The property comprises, a large Reception area, 2 Bedrooms, hallway, Conservatory, Bathroom, and Kitchen. There is private rear garden and on street parking.

Transport links are close to Heathrow, Central London, M4, A312, and A40. Local shops, schools and amenities are nearby. This property is a brilliant opportunity for first-time buyers and Ideal for Investors!!! Viewings Highly Recommended!!! Call NOW for further details! Not to be missed!

Spacious Ground floor Maisonette located in Hayes, UB4!

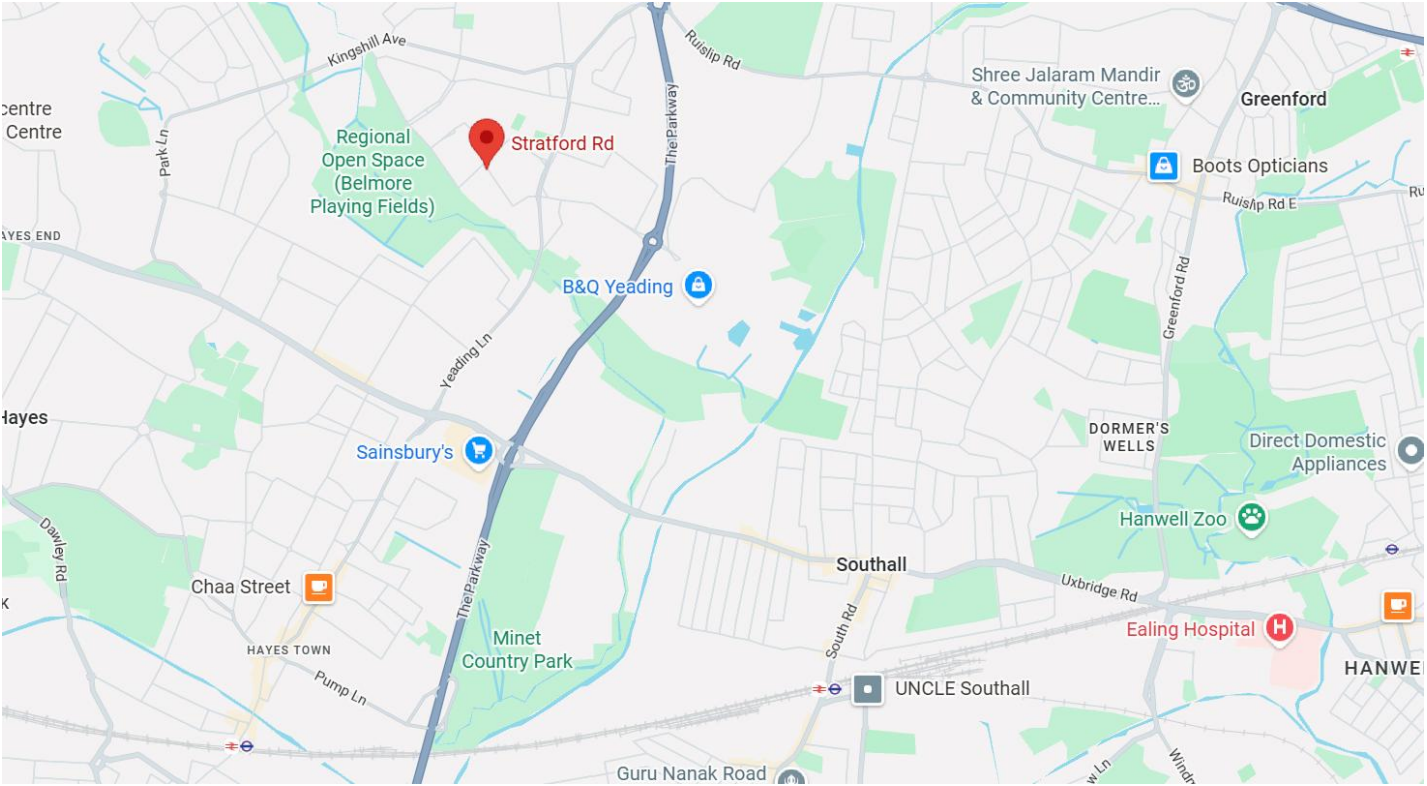
Private rear garden, Conservatory, and on street parking!

Transport links are close to Heathrow, Central London, M4, A312, and A40!

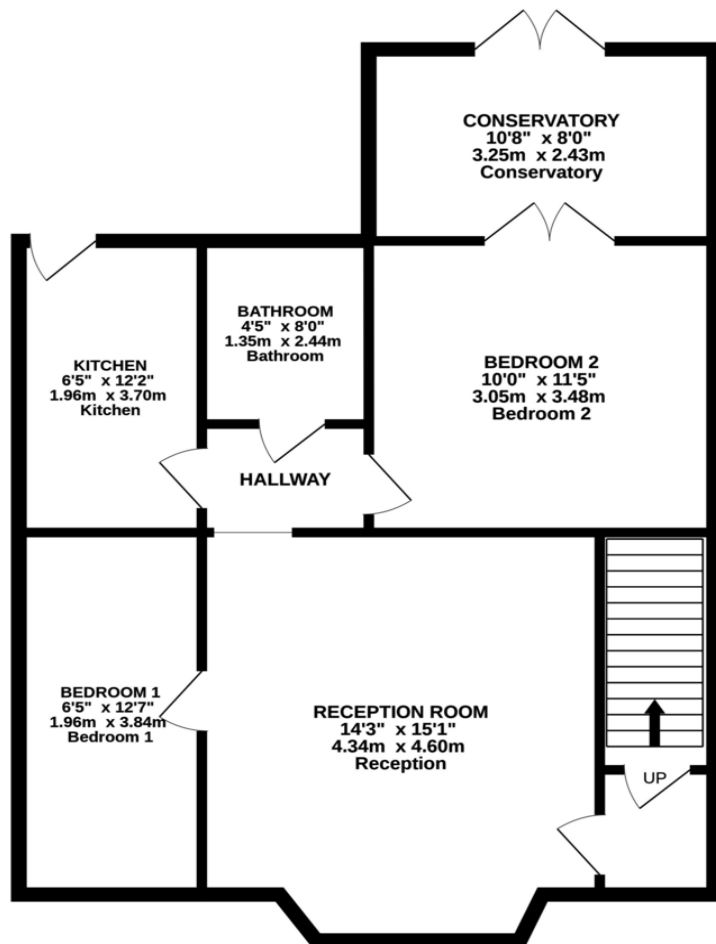
Brilliant opportunity for first-time buyers and Ideal for Investors!!!

No Service Charge! No Ground Rent! Viewings Highly Recommended!!! Call NOW for further details!





GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C	71	72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.