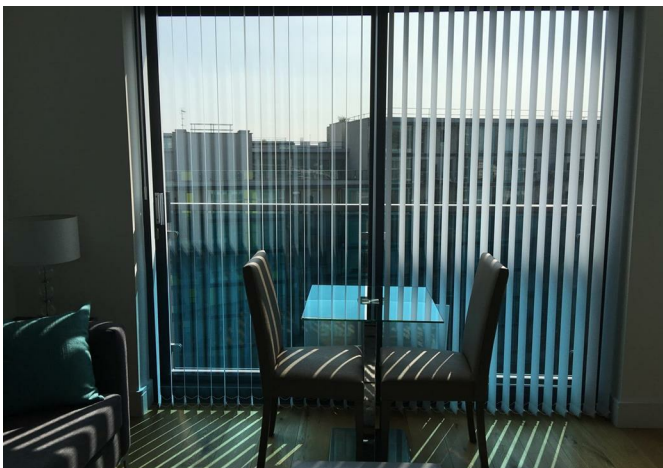


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& MILLER



Trident House, Station Road, Hayes, UB3 4FQ  
£200,000





## Trident House, Station Road, Hayes, UB3 4FQ

**£200,000**

- Super Studio
- Great Location
- Elizabeth Line Station Across The Road
- High Spec Appliances
- Juliette Balcony
- Excellent Condition Throughout
- Lift Access
- Allocated Parking
- Bus Links To Heathrow
- EPC Rating C

## Description

This property presented to the market in good condition throughout currently comprises of an inviting entrance, bathroom suite, a double bedroom, modern fitted kitchen and to complete with the reception room and a sliding double glazed door to the Juliet balcony providing ample natural light into the studio.

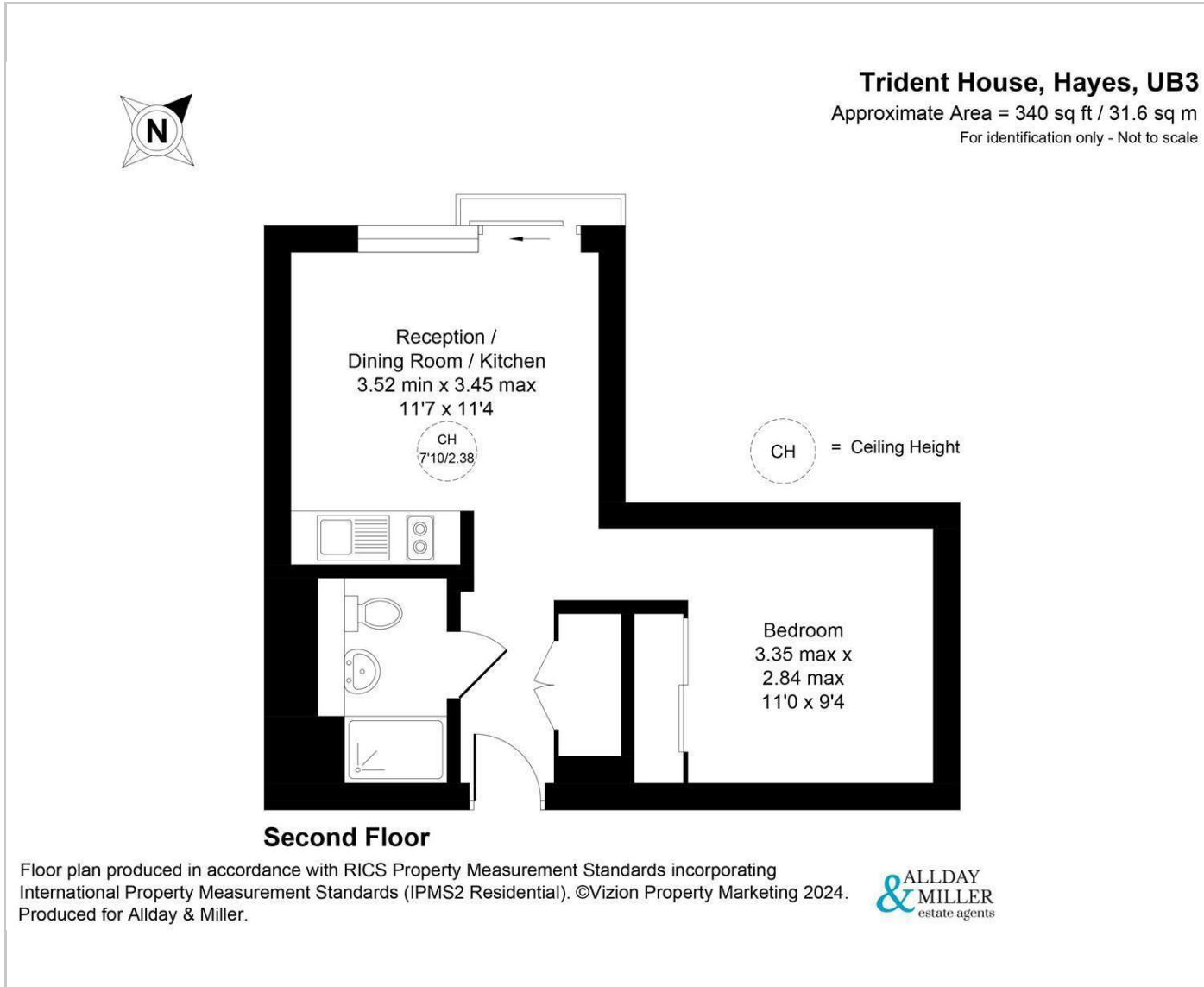
The accommodation benefits from a secure entry system with a lift to all floors, and an allocated parking space.

## Situation

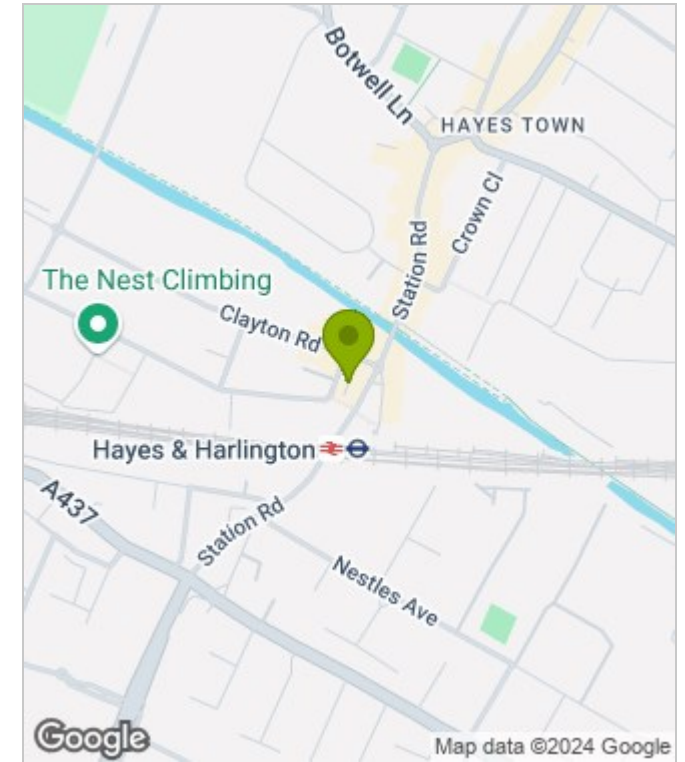
Trident House on Station Road is a prime location in the heart of Hayes being close to a number of local amenities including the town centre being just moments away, with a number of local shops, cafes and coffee shops. Hayes and Harlington station with the Elizabeth line walking distance away making the journey into central London a breeze. Along with the bus station providing several routes to the local surrounding area and Heathrow Airport. A number of highly regarded schools within the local area including Harlington secondary School.



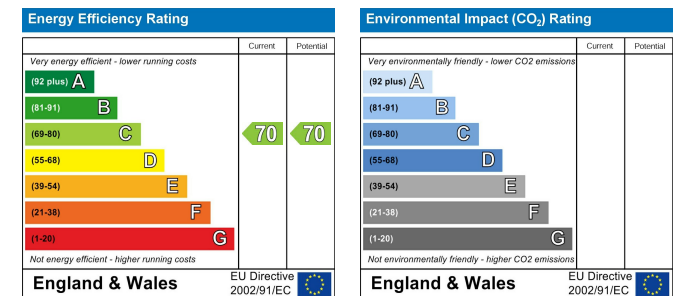
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.