

ALLDAY
& MILLER



Laburnum Road, Hayes, UB3 4JX
£320,000

 2  1  1  D



Laburnum Road, Hayes, UB3 4JX

£320,000

- Two Double Bedrooms
- No Onward Chain
- Good Investment Opportunity
- Close to Hayes Town Centre
- First Floor Maisonette
- 947 Years Lease Remaining
- Walking Distance To Elizabeth Line Station
- Short Drive To M4 + M25 Motorways

Description

Welcoming to the market this chain free first floor maisonette with minimal ground rent to pay and 900+ years on the lease making it the perfect investment opportunity or First Time Home.

This two double bedroom first floor maisonette comprises of a welcoming entrance hallway, two double bedrooms, a fully fitted kitchen, large reception room with its original fireplace and a bathroom suite.

Other benefits include residents parking, over 900 years lease remaining, low monthly charges and a private garden accessible via the side of the property.

Situation

Laburnum Road situated in the heart of Hayes close to a number of local amenities including Hayes & Harlington station with the popular Elizabeth line, making the journey to Central London a breeze. Transport links are also on hand for Southall, Heathrow, Hounslow, Stockley Business Park and the M4/M25 motorways. Walking distance to highly regarded schools in the local area including Rosedale School and Woodend Academy. Hayes Town centre just moments away with its variety of local shops cafes and coffee shops.

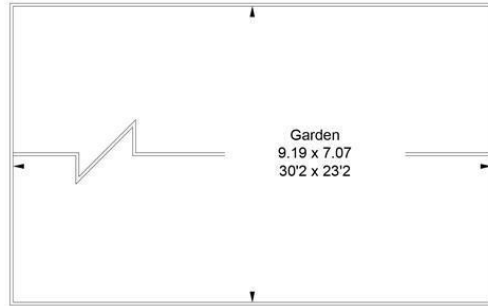


Floor Plans

Laburnum Road, Hayes, UB3

Approximate Area = 587 sq ft / 54.5 sq m

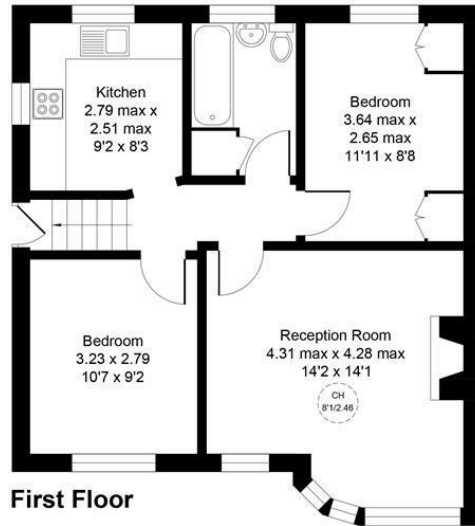
For identification only - Not to scale



(Not Shown In Actual Location / Orientation)

Ground Floor

CH = Ceiling Height

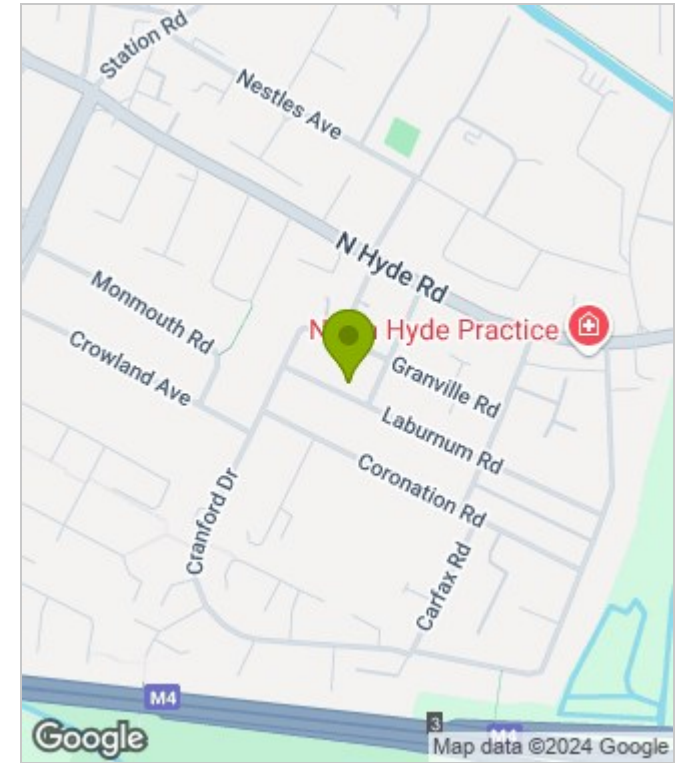


First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

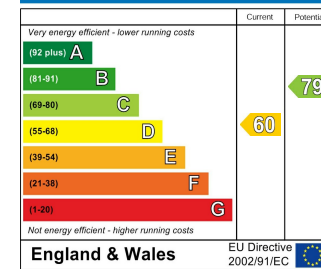
ALLDAY & MILLER
estate agents

Area Map

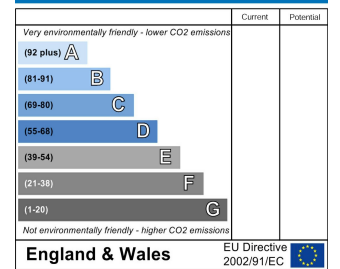


Energy Performance Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.