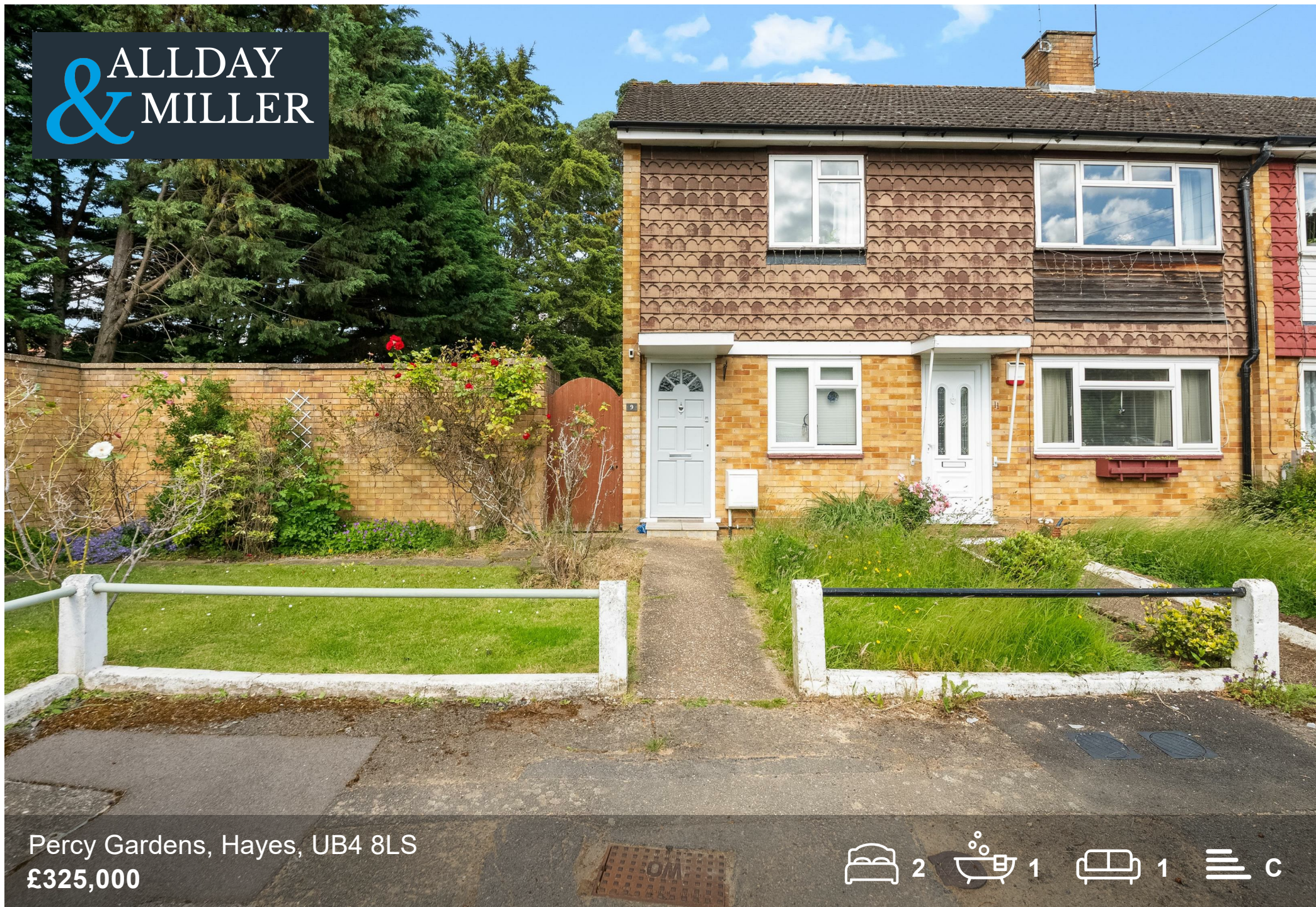


ALLDAY
& MILLER



Percy Gardens, Hayes, UB4 8LS
£325,000

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Percy Gardens, Hayes, UB4 8LS

£325,000

- Two Double Bedrooms
- Garage
- No Onward Chain
- First Floor
- Maisonette
- Off Street Parking
- New Lease Upon Completion 999 Years
- Walking Distance To Shops

Description

NEW LEASE UPON COMPLETION

Welcoming to the market is this two double bedroom first floor maisonette with a large private garden and garage.

This two bedroom first floor maisonette presented to the market comprises of an inviting entrance, bright and spacious reception/dining room filled with ample of natural day light, two double bedrooms , family bathroom suite and a modern fitted kitchen to complete. A large loft space is easily accessible for extra storage inside the property.

The property benefits from a large private garden, new lease upon completion , parking and a garage space ideal for extra storage.

Situation

Percy Gardens a quiet cul-de-sac close to a number of local amenities including the high street with its variety of local shops, cafes, bakery's and coffee shops. A number of highly regarded schools in the local area including St. Raphaels primary school and Northolt High School. Northolt Underground Station and Northolt Park Railway Station are both just a short distance away with its several bus and train links to central London and the surrounding.



Percy Gardens, Hayes, UB4
Approximate Area = 691 sq ft / 64.2 sq m
Garage = 175 sq ft / 16.3 sq m
Total = 866 sq ft / 80.5 sq m
For identification only - Not to scale

Ground 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	73	75	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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