



Connells

Melbourne House Yeading Lane
Hayes

Melbourne House Yeading Lane Hayes UB4 9LL

for sale
£164,500



Property Description

Connells are pleased to offer to the market this one bedroom flat.

The property is well presented throughout and benefits from a double bedroom, bright and spacious reception room, fully fitted kitchen, family bathroom and balcony. There is also ample storage.

Conveniently located along Yeading Lane. Bus 140 (Wealdstone to Heathrow Airport), stops in front of the building, other bus routes within 5 min walk.

Close proximity to Hayes & Harlington (Elizabeth line and Great Western Main Line) and Northolt (Central Line) Train Stations, the town and well regarded schools (all within 2-15 walk radius).

Nursery, local shops within 3-minute walk.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

Entrance Hall

Living Room

14' 9" x 11' 10" (4.50m x 3.61m)

Balcony

Kitchen

8' 10" MAX x 7' 10" MAX (2.69m MAX x 2.39m MAX)

Bedroom

14' 9" x 8' 10" (4.50m x 2.69m)

Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
 HARROW HA1 2RH

EPC Rating: C

view this property online connells.co.uk/Property/HRW311354

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311354 - 0005