



Exmouth Road, Hayes, UB4 8LL



Welcome to Exmouth Road, Hayes

Situated in a pleasant area just a short walking distance to Kingshill Avenue where local amenities and shops are within easy reach as well as multiple bus routes which are found nearby, this property is in an ideal location. Major Train stations such as Northolt station, Ealing, Southall, Hayes & Harlington station are all within easy reach with Hayes & Harlington being part of the new Elizabeth line. This will make travelling into London easier than ever.

The property is very well presented and briefly comprises a modern kitchen & bathroom, lounge and one double bedroom, double glazed windows also feature throughout the property.

This property is an ideal first time purchase or indeed an ideal investment opportunity due to its condition and location.

Viewings are highly recommended.

Call us and book your appointment today!

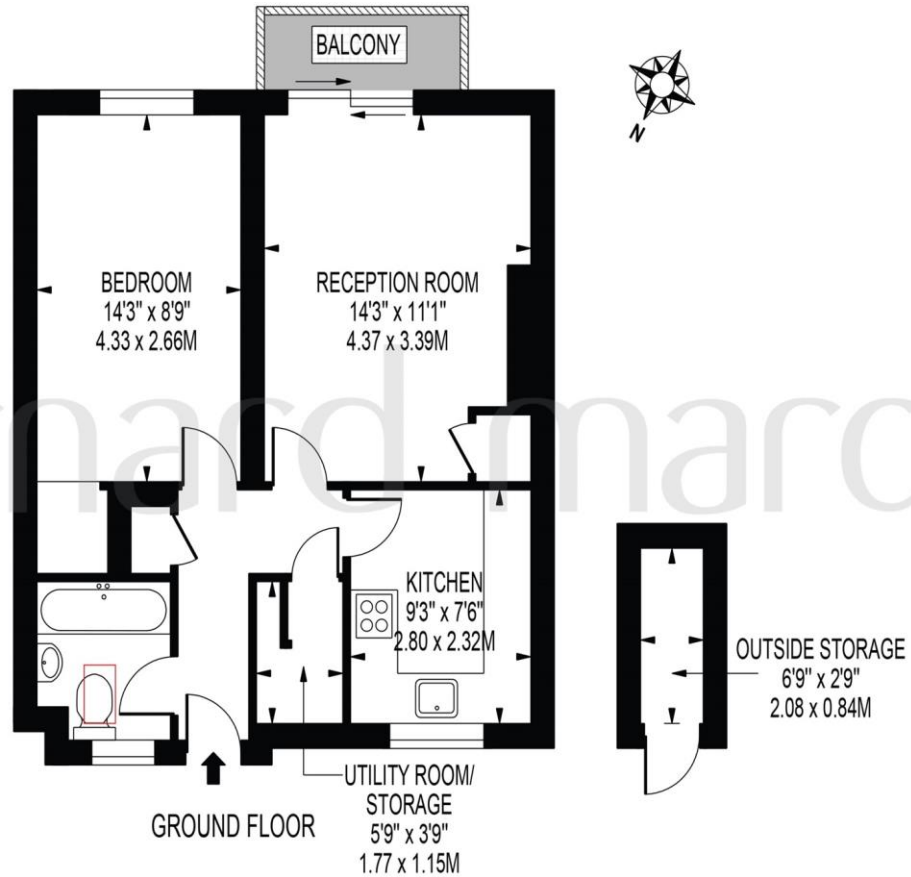


EXMOUTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 499 SQ FT - 46.37 SQ M

(EXCLUDING OUTSIDE STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTSIDE STORAGE: 19 SQ FT - 1.75 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Exmouth Road, Hayes

- Ground floor
- Communal Gardens
- Excellent location
- Perfect First Time / Investment Opportunity
- Well presented
- Close to amenities

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Feb 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL112461](https://www.barnardmarcus.co.uk/Property/FEL112461)



Property Ref:
FEL112461 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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