



Willow Tree Lane, Hayes, UB4 9BD

'SPECIAL BUYERS CASH BACK AVAILABLE IF PURCHASED THROUGH CHARRISON DAVIS ESTATE AGENTS'.

NO UPPER CHAIN / NO SERVICE CHARGES and a long Lease of 125 years from June 2021 for this super ground floor 2 bedroom maisonette with it's own front & rear gardens. Well presented and refurbished throughout in 2021 including a modern fitted kitchen and bathroom this excellent property would make an ideal first time purchase or buy-to-let investment. Situated close to local shops with excellent transport links for Hayes Town (Hayes & Harlington Cross Rail station), Northolt station, Ealing, A40 London, Tesco Superstore at yeading, Southall, Heathrow & M4.

Asking Price £315,000

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62 Willow Tree Lane, Hayes, UB4 9BD

Lounge



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Kitchen



Bedroom



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Bedroom



Bathroom



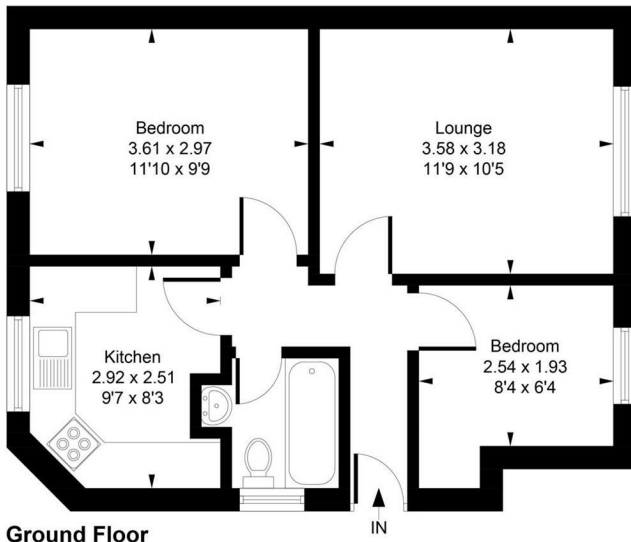
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Rear garden



Floor Plan

Approximate Gross Internal Area = 44.82 sq m / 482 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>70</p>	<p>77</p>

England & Wales

EU Directive
2002/91/EC



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