



Wentworth Fields, Gainsborough Road, Hayes, Middlesex, UB4 8PT

A spacious 1 bed ground ground floor maisonette situated in a popular 1990's built development on a sought after cul de sac. Enjoying picturesque views over well lawned gardens & offered for sale with no onward chain. Accommodation comprises entrance hall with large storage cupboard, modern shower room, 15ft reception room, fitted kitchen & double bedroom. Externally there's off street parking to the front & communal gardens...AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT

£225,000

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entrance hall

wood flooring & large built in storage cupboard

shower room

enclosed walk in double shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, built in extractor fan & wall mounted vanity cabinet



reception room

15'4" x 9'10" (4.69m x 3.02m)

rear aspect window with views over communal gardens, fitted carpet & wall mounted electric heater



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kitchen
7'8" x 7'2" (2.34m x 2.2m)
range of eye & base level units, single drainer sink unit with mixer tap & tiled splash back, built in oven & hob with extractor hood over, space & plumbing for washing machine, space for fridge freezer, built in storage cupboard, wall mounted electric heater, spotlights & rear aspect window



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double bedroom

12'10" x 9'8" (3.92m x 2.97m)

front aspect window, fitted carpet & wall mounted electric heater



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external

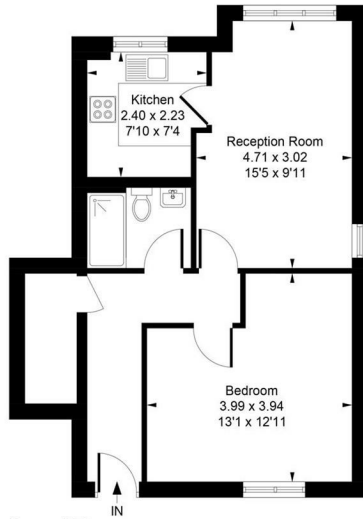
off street parking to the front & well tendered communal gardens



floor plan

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Approximate Gross Internal Area
45.80 sq m / 493 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>		

England & Wales

EU Directive
2002/91/EC



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