



Compton Road, Hayes, Middlesex, UB3 2AZ

SPECIAL BUYER CASH BACK IF PURCHASED THROUGH US!

Valuable 958 years lease remaining on this spacious 2 double bedroom split level maisonette with its own garage.

Situated in a much sought after area close to a choice of schools and walking distance to Hayes Town centre (Hayes & Harlington station with Cross Rail now open) & when the full route opens, as many as ten Elizabeth line services an hour will allow passengers from Hayes & Harlington to travel to Reading or Heathrow in the west or through the central London tunnels to Essex and southeast London - peak times should provide a train into London/Paddington every 5 minutes. The accommodation boasts a 23' lounge, separate kitchen, stairs from the lounge lead up to the 2nd floor landing with 2 double bedrooms and a bathroom, outside has well tended communal gardens and a garage in a nearby block.

Please note that the property does require updating which is reflected in the realistic asking price!

Offers In Excess Of £280,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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Stairs To First Floor

Lounge

22'11" x 14'11" (7.01m x 4.57m)

Double glazed windows to front & rear aspect, stairs to 2nd floor.



Reverse View



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Kitchen
7'11" x 7'3" (2.42 x 2.21)
Fitted wall & base units, stainless steel sink unit, electric cooker point, space for washing machine, double glazed windows to rear aspect.



2nd Floor/Landing
Storage cupboard, access to loft.

Bedroom 1
11'5" x 11'3" (3.49 x 3.45)
Double glazed windows to front aspect, built-in wardrobe.



Bedroom 2
9'6" x 8'2" (2.91 x 2.49)
Double glazed windows to rear aspect, built-in wardrobe.

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Bathroom

Panelled bath, hand wash basin, low level wc, double glazed windows to rear.



Outside

Well tended communal gardens.



Garage

Situated in a nearby block

floor plan

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Approximate Gross Internal Floor Area : 68.17 sq m / 733.77 sq ft



Ground Floor

First Floor

Second Floor

Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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