



## Grosvenor Avenue, Hayes, UB4 8NP

- Two Double Bedrooms
- Private Rear Garden
- Available December 2024
- EPC Rating - D
- Repainted Throughout
- Ground Floor
- Seperate Kitchen
- Unfurnished
- Secure Parking
- Great Location For Schooling

**£1,550 PCM**



Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)

Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

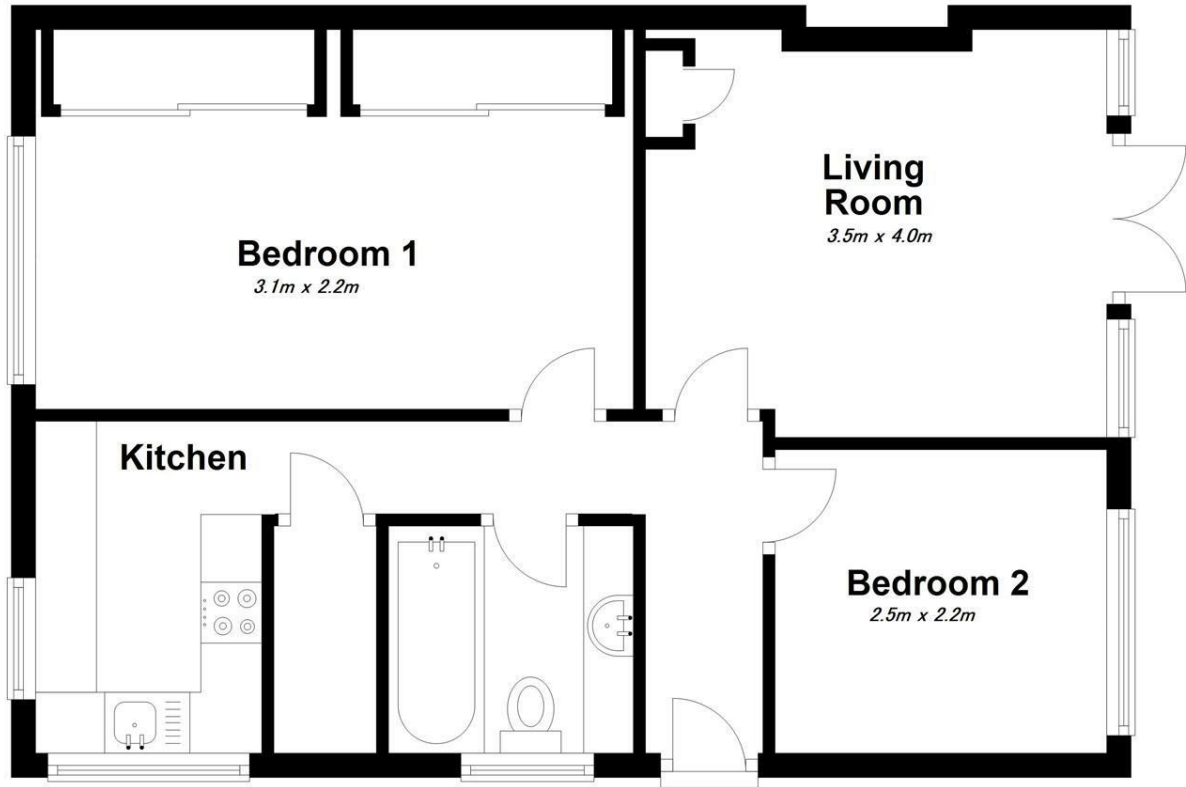
Cameron are pleased to present this well presented, ground floor, two bedroom maisonette. The property offers; two secure parking spaces to the front, two double bedrooms, separate kitchen with appliances including a dishwasher, family bathroom and large living room leading to a private, secure, rear garden. This property has been repainted through-out and is ready for tenants to take possession immediately. Located in North Hayes, close to Hayes Park School, Grosvenor Playing Fields & Ten Acre Wood Fields. Also only a short drive to Hillingdon & Uxbridge which offers a range of transport and road links as-well as supermarkets and other local amenities and within easy reach of the new Elizabeth Line. Ideal for a professional couple or a small family and presented UNFURNISHED. Available to move-in before Christmas!

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

# Ground Floor

Approx. 55.74 sq meter (600 sq ft)



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# Cameron



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