

Second Avenue

Hayes • Middlesex • UB3 2EH

Guide Price: £275,000



coopers
est 1986

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A one bedroom first floor maisonette situated on Second Avenue, not far from the Uxbridge Road and all its amenities including shops and bus links.

Hayes Town centre with its expanse of shops, banks, restaurants and British Railway train station is under a mile away which now benefits from Crossrail. The first floor of the property comprises entrance hall with stairs leading to the first floor, 14ft living room, 10ft kitchen, 13ft master bedroom and modern bathroom. Outside there is off street parking and private garden.

One bedroom maisonette

First Floor

No onward chain

Convenient location

14ft living room

10ft kitchen

13ft bedroom

Modern bathroom

Off street parking

Private garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This one bedroom first floor maisonette is ideal for any prospective purchasers looking for a generously proportioned maisonette with no onward chain. The first floor of the property comprises entrance hall with stairs leading to the first floor, 14ft living room, 10ft kitchen, 13ft master bedroom and modern bathroom.

Outside

The front of the property benefits from off street parking and a private garden which is mainly laid to lawn.

Location

Second Avenue is located not far from the Uxbridge Road and all its amenities including shops and bus links. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway train station is under a mile away which now benefits from Crossrail, while the M4 and its links to London and the Home Counties is just a short drive.





Schools:

Botwell House Catholic Primary School 0.2 miles
Lake Farm Park Academy 0.4 miles
Dr Triplett's CofE Primary School 0.5 miles



Train:

Hayes & Harlington Station 0.5 miles
Southall Station 1.7 miles
West Drayton Station 2.4 miles



Car:

M4, A40, M25, M40



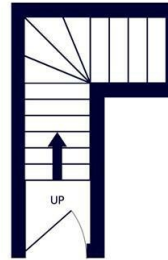
Council Tax Band:

B

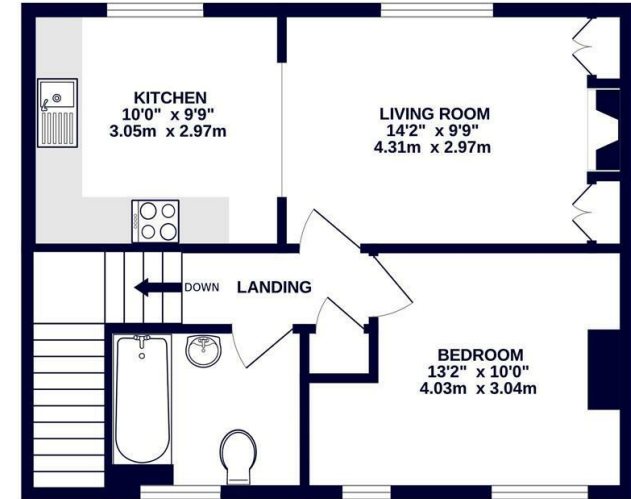
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		68	76

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.