

Errol Gardens

North Hayes • Middlesex • UB4 9EP
Offers In Excess Of: £350,000



coopers
est 1986

Errol Gardens

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A three bedroom extended ground floor maisonette, situated on Errol Gardens, a sought after residential cul-de-sac in North Hayes offering easy access to a number of local amenities including both Yeading Lane & Kingshill Avenue and its variety of shops along with a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. The property comprises 14ft lounge, 18ft kitchen/diner, 11ft main bedroom with fitted wardrobes, 11ft second bedroom, 11ft third bedroom and family shower room. Outside there is off street parking, private rear garden and 21ft garage.

Three bedroom maisonette

Ground floor

Extended

North Hayes

Immaculately kept

14ft lounge

18ft kitchen/diner

11ft main bedroom

Private rear garden

Off street parking

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

A three bedroom ground floor maisonette that has been extended and modernised throughout by the current owners. The property comprises 14ft lounge, 18ft kitchen/diner, 11ft main bedroom with fitted wardrobes, 11ft second bedroom, 11ft third bedroom and family shower room.

Outside

The front of the property has been paved throughout creating off street parking whilst the private south facing rear is mainly laid to lawn with a patio area stretching across the rear of the property. A 21ft garage can be found at the end of the cul-de-sac.

Location

Errol Gardens is a sought after residential cul-de-sac in North Hayes offering easy access to a number of local amenities including both Yeading Lane & Kingshill Avenue and its variety of shops along with a number of highly regarded schools including St Raphael's primary school and road links with the M4/M25 and the A40 all within a short drive.





Schools:

Belmore Primary Academy 0.3 miles
Barnhill Community High School 0.3 miles
Hayes Park School 0.8 miles



Train:

Southall 1.8 miles
Hayes & Harlington 1.9 miles
South Ruislip 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
167 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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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01895 230 103
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

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.