

Errol Gardens

North Hayes • Middlesex • UB4 9EP
Offers In Excess Of: £300,000



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Errol Gardens

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150 YEAR LEASE UPON COMPLETION

A two bedroom first 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. The property comprises 13ft living room, 12ft kitchen, 12ft main bedroom, 11ft second bedroom and family bathroom. Outside there is a private rear garden and garage.

Two bedroom maisonette

First floor

New 150 year lease upon completion

No onward chain

Recently renovated

13ft living room

12ft kitchen

12ft main bedroom

Private rear garden

Garage

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 two bedroom first floor maisonette with generously proportioned room throughout, that has been modernised throughout by the current owners. The property comprises 13ft living room, 12ft kitchen, 12ft main bedroom, 11ft second bedroom and family bathroom.

Outside

The private rear garden is mainly laid to lawn leading to the garage.

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:

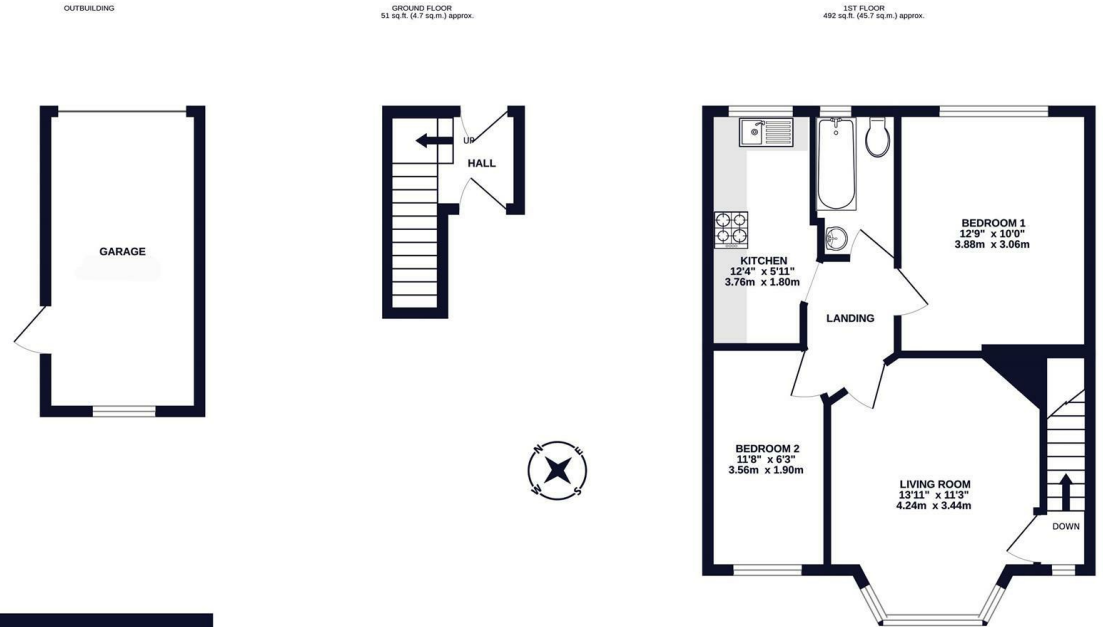
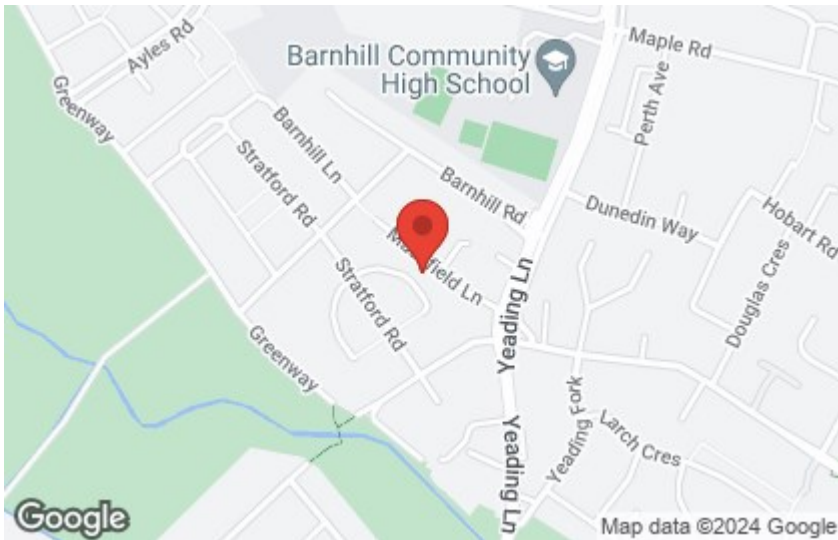
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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	70	78
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
EU Directive 2002/91/EC

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.