

# Barnard Gardens

North Hayes • Middlesex • UB4 9ER  
Guide Price: £350,000



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# Barnard Gardens

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A two bedroom first floor maisonette situated on Barnard 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 20ft reception room, 12ft kitchen, 12ft second bedroom and family bathroom. The loft has been converted to create the 18ft main bedroom. Outside there is off street parking, garage and private rear garden.

Two bedroom maisonette

First floor

Extended

North Hayes

20ft reception room

12ft kitchen

18ft main bedroom

Private rear garden

Off street parking

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**

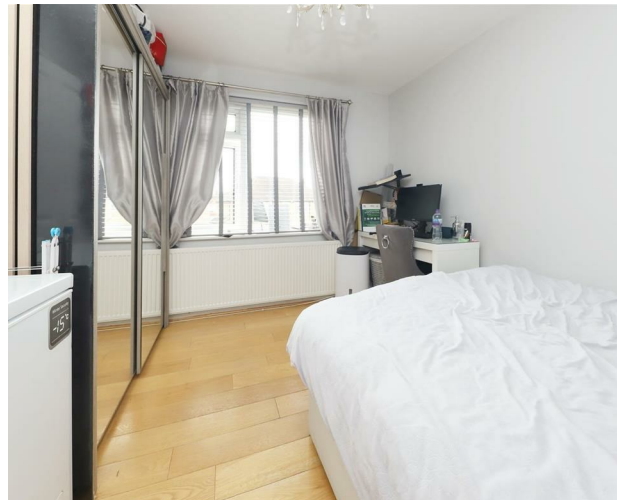
A rarely available two bedroom first floor maisonette that has been extended, offering generously proportioned rooms throughout making it an ideal purchase for first time buyers and investors alike. The property comprises 20ft reception room, 12ft kitchen, 12ft second bedroom and family bathroom. The loft has been converted to create the 18ft main bedroom.

### **Outside**

The front of the property has off street parking for multiple vehicles with access to the garage. The private rear garden is mainly laid to lawn with a patio area at the foot of the garden.

### **Location**

Barnard 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:

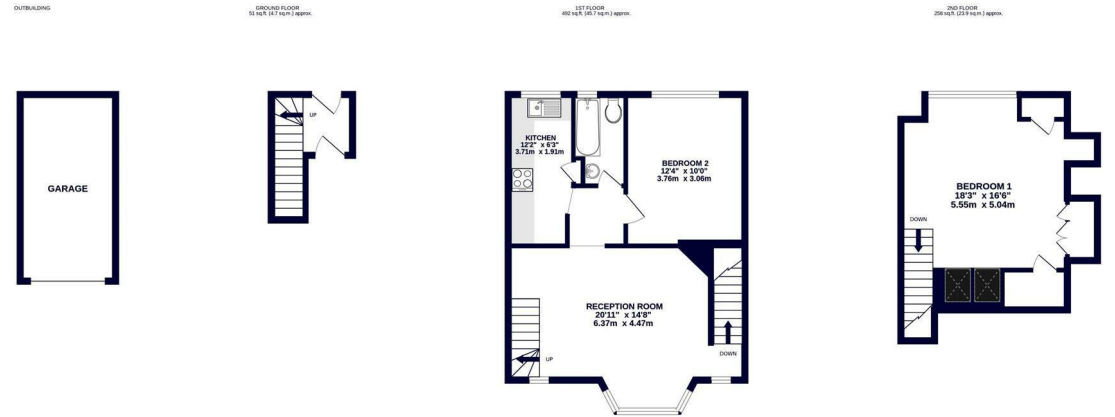
M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



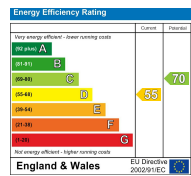
TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

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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