

# Gainsborough Road

Hayes • Middlesex • UB4 8NY

Guide Price: £239,950



coopers  
est 1986



# Gainsborough Road

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A one bedroom ground floor, garden maisonette that is situated on a popular residential cul-de-sac in Hayes that offers well proportioned rooms throughout. Gainsborough Road is a residential road situated between Long Lane and The Uxbridge Road and just a short walk from local shops, schools and transport links. The property comprises an entrance hall, 14ft lounge/diner, 9ft kitchen, 14ft bedroom, family bathroom and utility room. The property benefits from an allocated parking space and private rear garden that is mainly laid to lawn.

One bedroom

Apartment

Sought after location

9ft kitchen

14ft lounge/diner

Utility

14ft bedroom

Great transport links

Private rear garden

Allocated 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 one bedroom apartment situated on a popular residential road in Hayes that offers well proportioned rooms throughout. The property comprises an entrance hall, 14ft lounge/diner, 9ft kitchen, 14ft bedroom, family bathroom and utility room.

### Location

Gainsborough Road is a residential road situated between Long Lane and The Uxbridge Road and just a short walk from local shops, schools including Bishopshalt senior school, Hillingdon Hospital and Brunel University. There are a number of transports links close by which provide an easy route in Uxbridge town centre which benefits from a multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The M4/M25 links are a short drive away with their links to London and The Home Counties.

### Outside

The property benefits from an allocated parking space and private rear garden that is mainly laid to lawn.





### Schools:

Charville Primary School 0.3 miles away  
Ryefield Primary School 0.3 miles away  
Swakeleys School for Girls 0.5 miles away



### Train:

Hillingdon station 1.2 miles away  
Ickenham station 1.6 miles away  
Ruislip Gardens station 1.8 miles away



### Car:

M4, A40, M25, M40



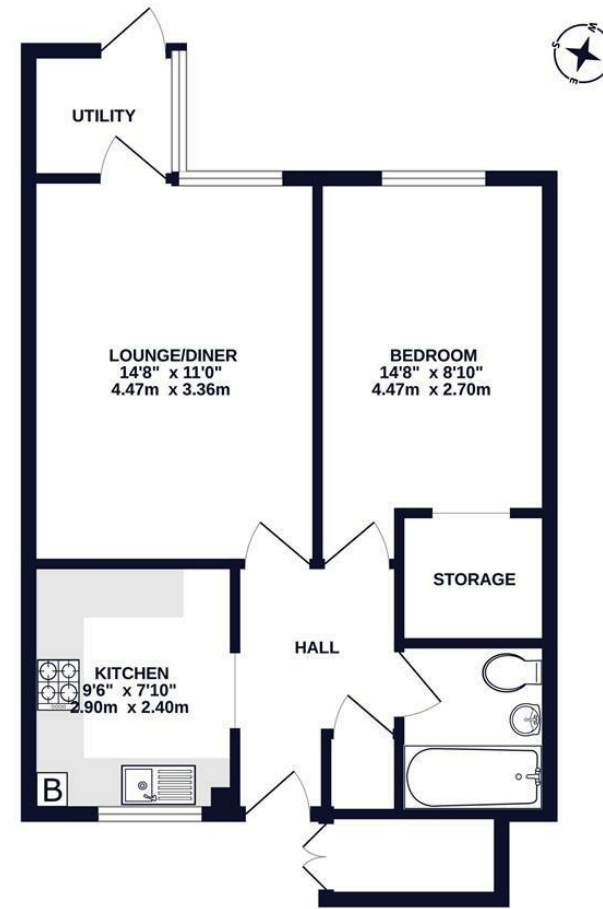
### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	76	79

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.