

Grosvenor Avenue

Hayes • Middlesex • UB4 8NL
Offers In Excess Of: £300,000



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Grosvenor Avenue

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A two bedroom, first floor maisonette situated on a popular residential road in Hayes. Grosvenor Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities, transport links and highly regarded schools. The property benefits from a 10ft kitchen, 16ft living room, 13ft main bedroom, 9ft second bedroom and family bathroom. Garage in a block.

Two bedroom

Maisonette

First floor

10ft kitchen

16ft living room

13ft main bedroom

9ft second bedroom

Great transport links

Convenient location

Garage in block

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 situated on a popular residential road in Hayes. The property benefits from a 10ft kitchen, 16ft living room, 13ft main bedroom, 9ft second bedroom, family bathroom and garage.

Location

Grosvenor Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.

Outside

Garage in block.



Schools:

Charville Academy 0.2 miles
Hewens College 0.7 miles
Swakeleys School for Girls 0.9 miles



Train:

Hillingdon 1.8 miles
South Ruislip 2.0 miles
Ruislip Gardens 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

C

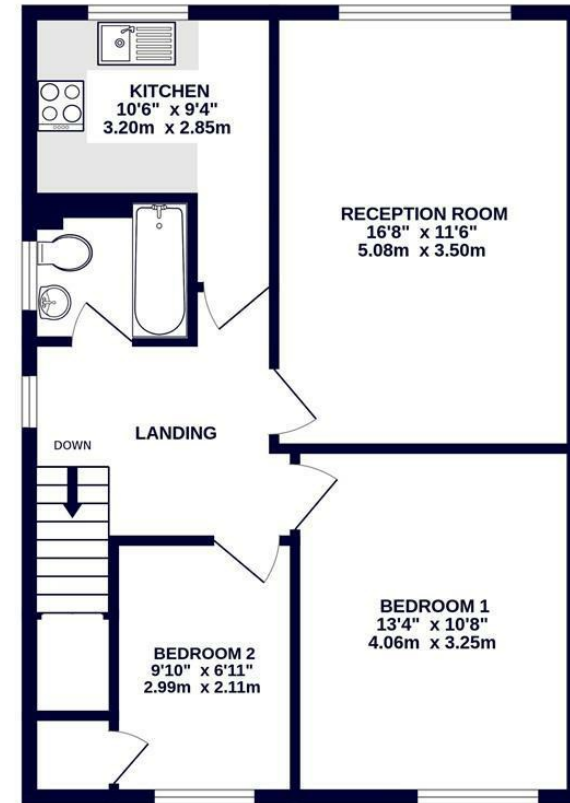
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
31 sq.ft. (2.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.5 sq.m.) approx.



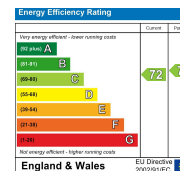
TOTAL FLOOR AREA: 653 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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