

# St. Anselms Road

Hayes • • UB3 1SB  
Offers In Excess Of: £250,000



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# St. Anselms Road

Hayes • • UB3 1SB

A one bedroom ground floor maisonette situated on St. Anselms Road in Hayes, UB3 offering generously proportioned rooms throughout. The property is ideal for first time buyers and investors alike. St Anselms Road is a sought after road in North Hayes located within walking distance of Station Road and all its amenities including shops, transport links and a number of highly regarded schools. The property comprises an entrance hall, 14ft living room, 8ft kitchen, 12ft bedroom, 7ft study, ensuite shower room and separate WC. Outside there is on street residents permit parking whilst the property also benefits from a shared rear garden which is mainly laid to lawn with surrounding plants and shrubs.

## One bedroom Maisonette

Ground floor

Extended

No onward chain

14ft living room

12ft bedroom with ensuite shower room

8ft kitchen

Great transport links

Rear garden

On 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 well presented and spacious one bedroom ground floor maisonette offering generously proportioned rooms throughout, ideal for first time buyer and investors alike. The property comprises an entrance hall, 14ft living room, 8ft kitchen, 12ft bedroom, 7ft study, ensuite shower room and separate WC.

### **Location**

St Anselms Road is a sought after road in North Hayes located within walking distance of Station Road and all its amenities including shops and bus links, Hayes Town centre with its expanse of shops, banks, restaurants and British Railway train station just 0.3 miles away while the M4 and its links to London and the Home Counties is just a short drive.

### **Outside**

Outside the property there is on street residents permit parking whilst the property also benefits from a shared rear garden which is mainly laid to lawn with surrounding plants and shrubs.



### Schools:

Botwell House Catholic Primary School 0 miles  
 Lake Farm Park Academy 0.4 miles  
 Rosedale College 1 mile



### Train:

Hayes & Harlington station 0.3 miles  
 Southall station 1.9 miles  
 West Drayton station 2.2 miles



### Car:

M4, A40, M25, M40



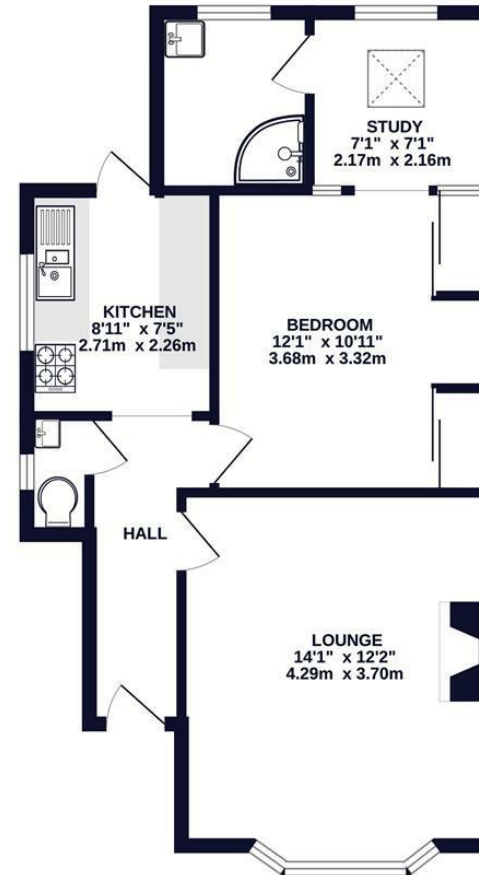
### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.7 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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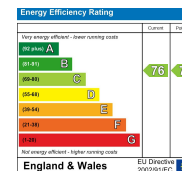
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