

# Masefield Lane

Hayes • Middlesex • UB4 9AJ  
Offers In The Region Of: £160,000



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# Masefield Lane

**Hayes • Middlesex • UB4 9AJ**

A ground floor, studio apartment situated on Masefield Lane, a residential road located on the Hayes/Southall borders offering easy access to Yeading Lane and the Uxbridge Road with all their local amenities. The property comprises 12ft studio room, 8ft kitchen, storage cupboard and shower room. Outside there is on street parking and private front garden.

Studio apartment

Ground floor

No onward chain

Great transport links

Close to local ammeneties

900+ year lease

12ft studio room

8ft kitchen

Private front 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

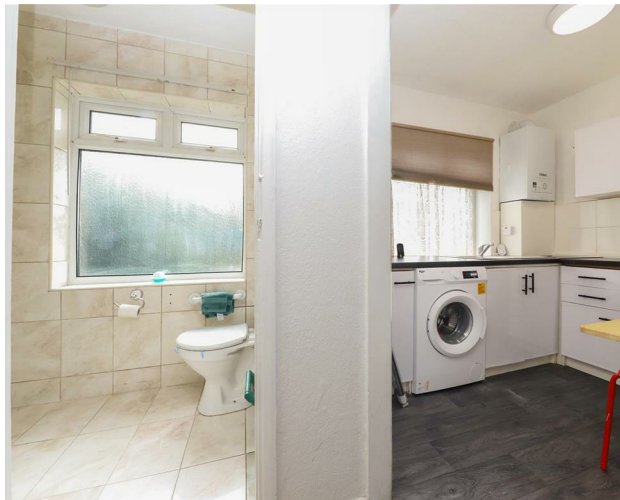
A ground floor studio apartment that has been offered to the market with no onward chain. The property comprises 12ft studio room, 8ft kitchen and shower room.

### Location

Masefield Lane is a residential road situated in Hayes offering easy access to Yeading Lane and the Uxbridge Road with all their amenities including local shops, schools and Hayes bypass with its links to Heathrow Airport, London and the M4, and A40

### Outside

Outside there is ample on street parking along with a private front garden that is laid to lawn.





### Schools:

Barnhill Community High School 0.2 miles  
 Yeading Infant and Nursery School 0.4 miles  
 Gifford Primary School 1.3 miles



### Train:

Southall Station 1.8 miles  
 Hayes & Harlington Station 1.9 miles  
 South Ruislip Station 2.0 miles



### Car:

M4, A40, M25, M40



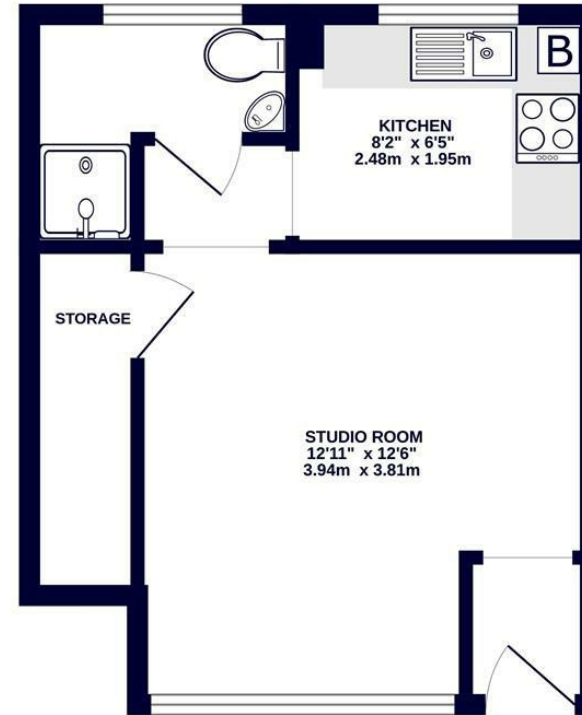
### Council Tax Band:

A

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 292 sq.ft. (27.2 sq.m.) approx.



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TOTAL FLOOR AREA: 292 sq.ft. (27.2 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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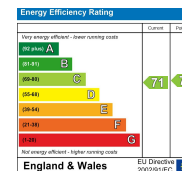
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