

West Avenue

Hayes • Middlesex • UB3 2EY

Guide Price: £240,000



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A one bedroom, ground floor maisonette offered to the market with no onward chain. Situated on West Avenue, offering easy access to their local amenities, including shops and bus links. The much sought after

Doctor Triplets School is a short walk away along with Barra Hall Park. Hayes Town centre and British Railway/Crossrail train station is a mile away, while the M4 and its links to London and the Home Counties is a short drive. The property comprises 13ft living room, 8ft kitchen, 13ft bedroom and family bathroom. Outside there is off street parking and a private rear garden.

One bedroom maisonette

Ground floor

No onward chain

Convenient location

13ft living room

8ft kitchen

13ft main bedroom

Great transport links

Private rear garden

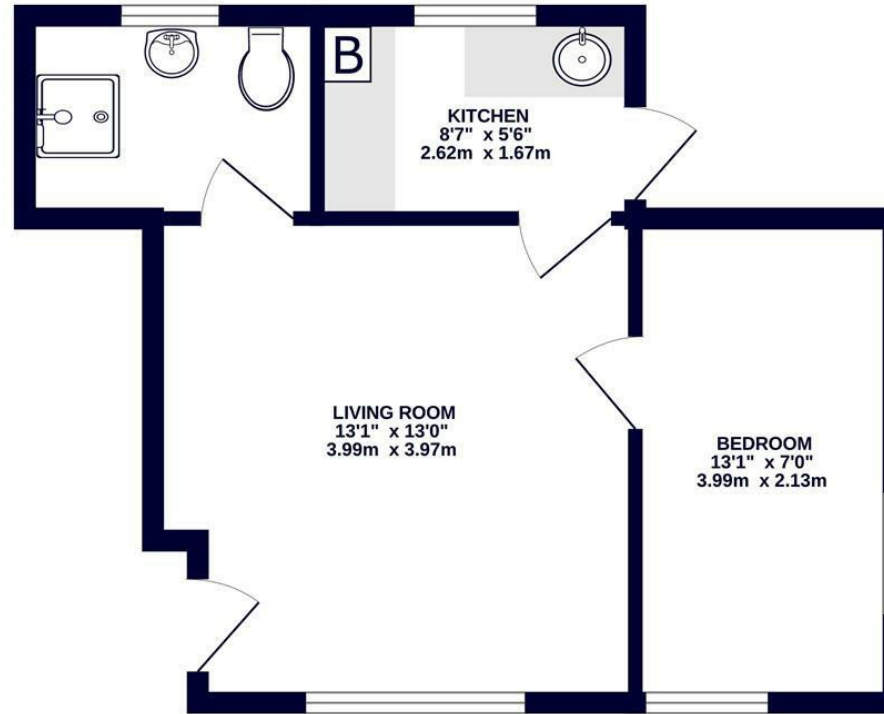
Private driveway for 2 cars on a private driveway

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.





GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



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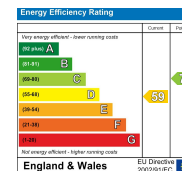
TOTAL FLOOR AREA: 347 sq.ft. (32.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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