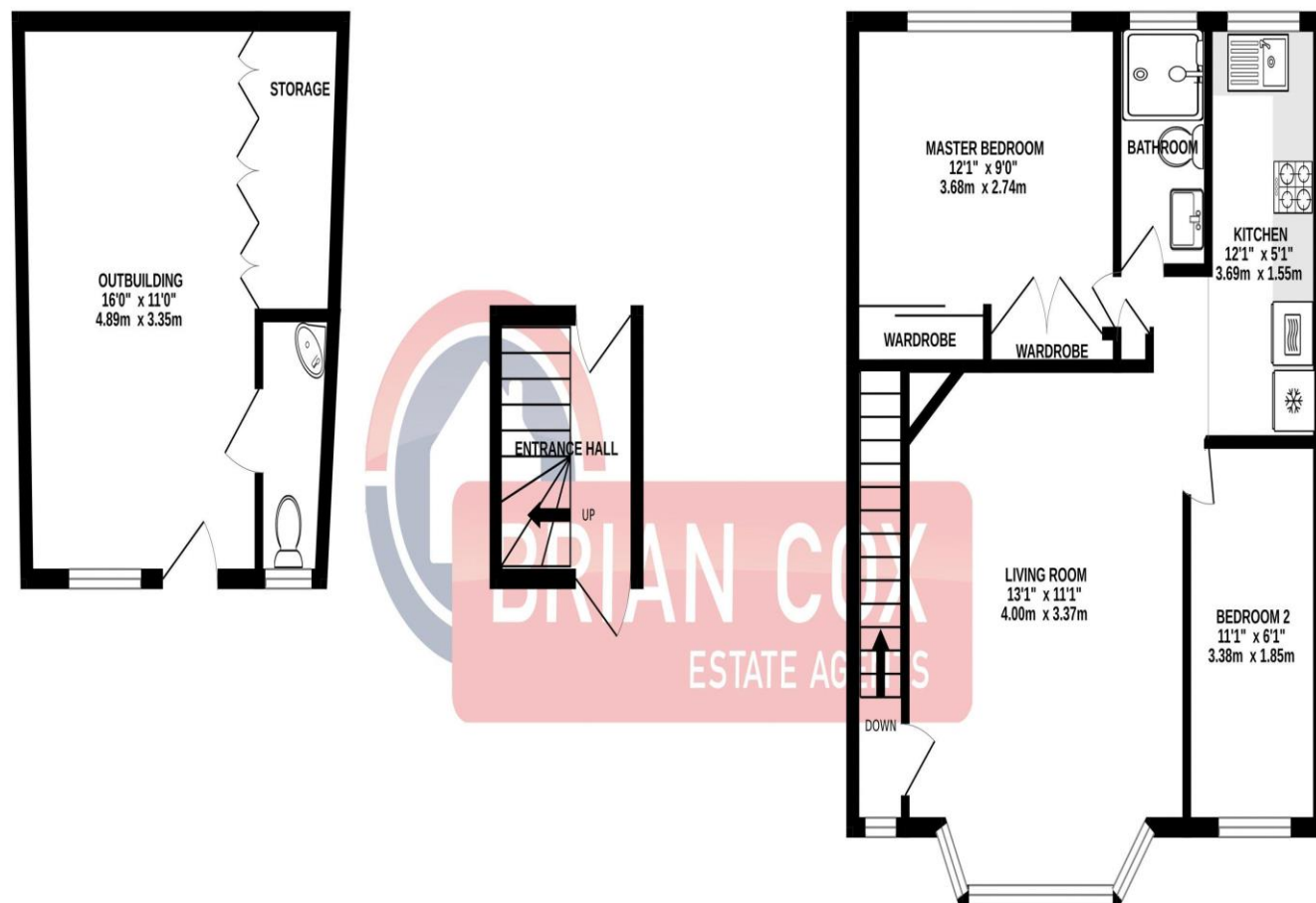


the floorplan...

GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 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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more details from...

call: **Brian Cox Greenford: 0208 842 4008**
email: **james.legrove@brian-cox.co.uk**
web: **www.brian-cox.co.uk**



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 842 4008
brian-cox.co.uk



OUTBUILDING/HOME OFFICE - PRIVATE GARDEN - STUNNING CONDITION - UNDERFLOOR HEATING. Brian Cox are delighted to offer this stunning two bedroom first floor maisonette. Located within only a short walk to Yeading Lanes great bus link, local shops and schools. This is a must view for investors and first time buyers looking for their next home. Further benefits include private rear garden with outbuilding, double glazing and underfloor heating. The outbuilding also comes with air conditioning, storage and a W/C. Call early to avoid missing out.



£367,500
Leasehold

Errol Gardens, Hayes UB4 9EP



in brief...

- First Floor Maisonette
- Two Bedrooms
- Outbuilding with W/C
- Stunning Condition
- Driveway
- Private Garden



the location...

nearest stations ...

Southall (1.8 miles) - Elizabeth Line
 Hayes & Harlington (1.9 miles) - Elizabeth Line
 South Ruislip (2.0 miles)

Hayes is a town in West London, situated 13 miles (21 km) west of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965.

Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

There are many local schools in the area these include Downe Manor Primary School, Yeading Junior School, Viking Primary School, John Chilton School and Greenford High School.