Marshall Drive, Hayes, Middlesex, UB4 0SW

- Ground Floor Maisonette
- Large Reception Room
- Private Rear Garden with Rear Access
- Parking for Residents
- Long Lease 142 Years
- One Bedroom
- Modern Bathroom Suite
- No Chain
- EPC Rating: C / Council Tax Band B
- Low Monthly Maintenance Charges

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HERE TO GET *you* THERE

Asking Price £260,000

Marshall Drive, Hayes, Middlesex, UB4 0SW

DESCRIPTION

Situated in quiet residential location is this well presented and spacious, one bedroom ground floor maisonette which is being offered for sale with NO ONWARD CHAIN. The property is perfect for first time buyers looking to step onto the property ladder or downsizers looking for an quiet retreat with a private rear garden.

The property comprises entrance hall, modern fitted kitchen with appliances, modern bathroom suite, utility/boiler room, large bedroom and large reception room. Outside the property has its own rear garden with the added benefit of rear access, parking for residents is also available within the development.

Marshall Drive is situated within a close proximity to the Uxbridge Road which provides great transport links and amenities, you are also within close proximity to local schools. The Uxbridge Road provides greater access to surrounding areas and is connected to A312/A40 dual carriageway which provides further access to the M4/M25 motorway links. Viewings are highly advised.

Disclosure - This property is owned by an employee within Hunters.

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USERS ONLY
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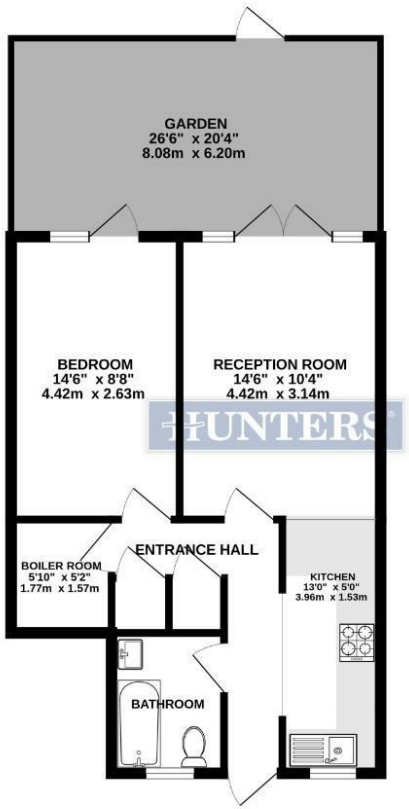
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (44.9 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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Viewings

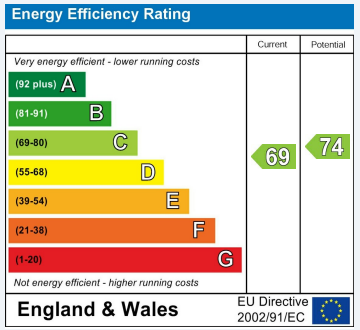
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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