





Hiltons Estates is pleased to present this fantastic 2-bedroom first-floor maisonette, perfectly located in one of Hayes' most desirable areas, UB3. Boasting two generous bedrooms, a bright and spacious reception room with a lounge area flowing into a modern kitchen, and a well-appointed family bathroom, this home offers both comfort and practicality. Additional features include access to a private rear garden and an allocated parking space on the driveway.

Situated within walking distance to local amenities such as schools, shops, and transport links, this property is ideal for first-time buyers or investors, with an impressive rental yield of 7.71%. It's an opportunity not to be missed!

2-bedroom first-floor maisonette in a desirable Hayes UB3 location.

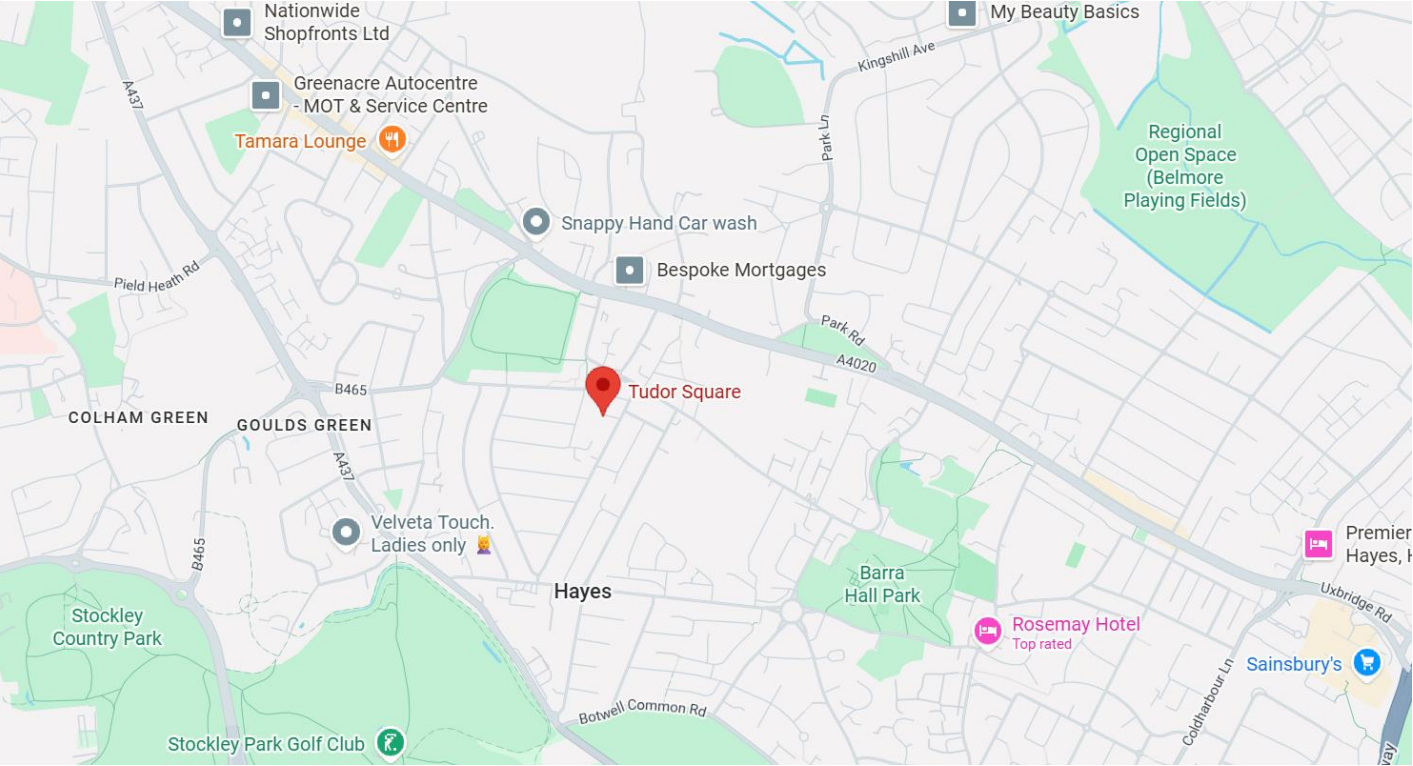
Spacious reception room with lounge area leading to modern kitchen.

Access to a private rear garden.

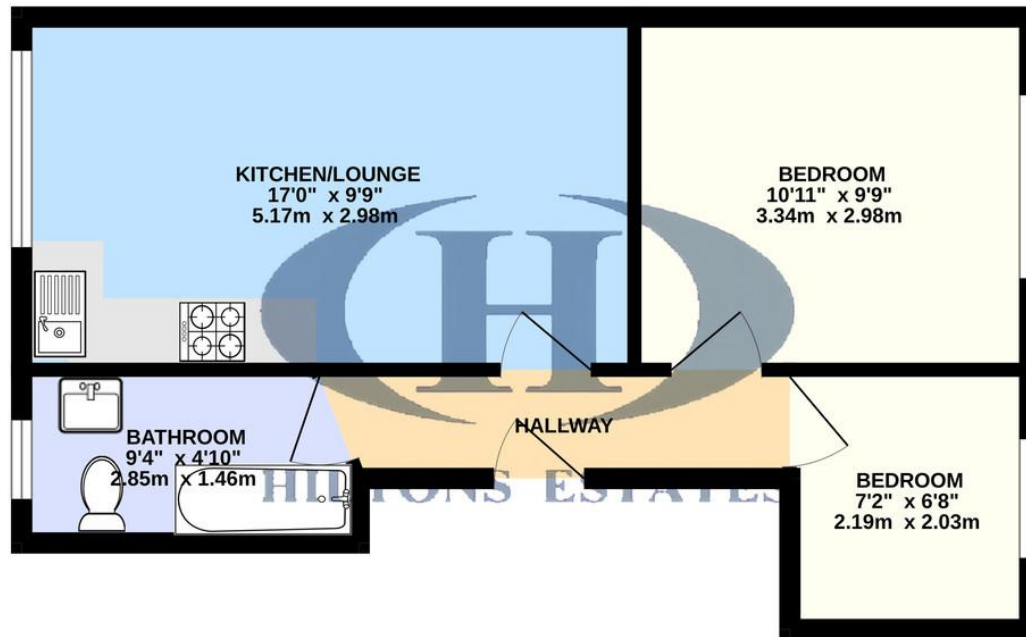
Allocated parking space on the driveway.

Close to schools, shops, and transport links, with a 7.71% rental yield.





GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.3 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.