



HILTONS ESTATES

Romney Road
Hayes, UB4 8PU

- Spacious ground floor maisonette with private entrance
- Two bedrooms with Jack & Jill bathroom (modern 3-piece suite)
- Additional contemporary shower room for added convenience
- Bright and airy reception/dining room plus second reception/study

Offers In Region Of £375,000

EPC Rating '73'





Property Description

Hiltons Estates presents 35A Romney Road, Hayes, UB4 8PU—a well-appointed ground floor maisonette offering generous space and modern living throughout.

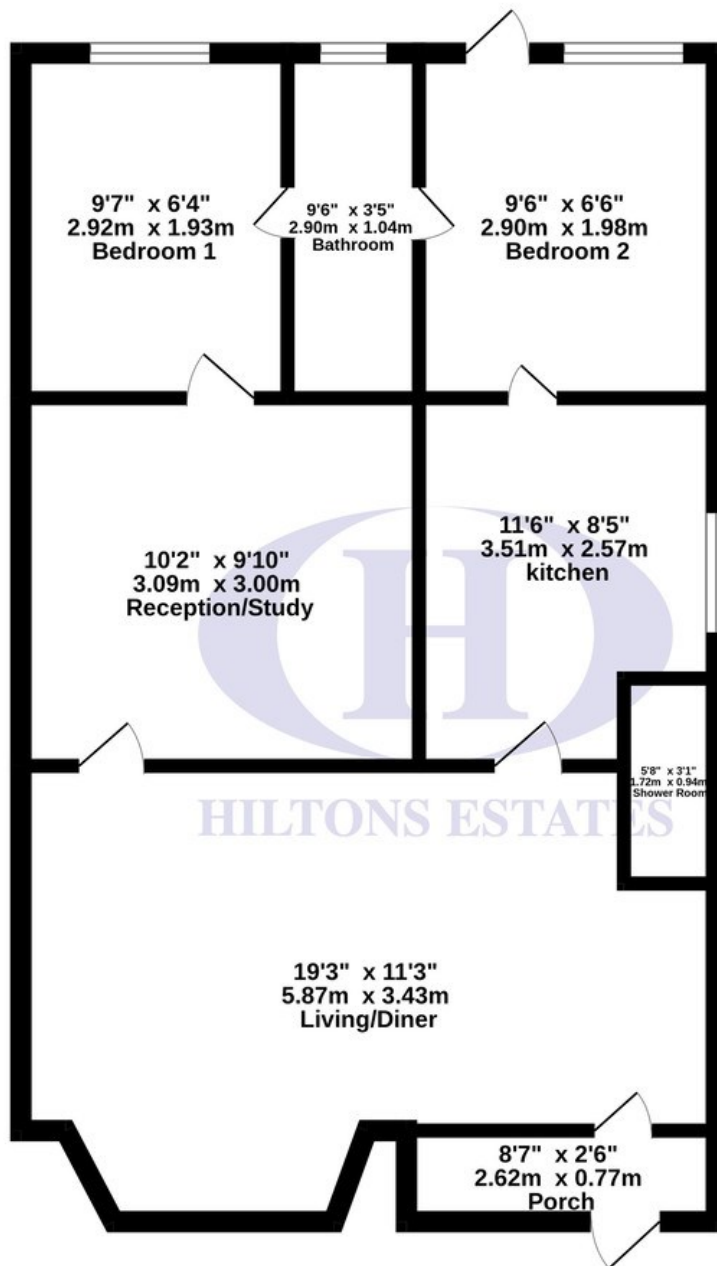
This two-bedroom home features a smart Jack & Jill bathroom with a contemporary three-piece suite, alongside a separate modern shower room for added convenience. A fully fitted kitchen complements the spacious reception/dining area, which is accessed via a large porch with built-in storage. An additional second reception room provides the perfect space for a home office or study. Externally, the property boasts a low-maintenance rear garden, side access with a useful storage building, and off-street parking for two vehicles. With no service charge or ground rent, this is a rare and cost-effective opportunity. Ideally located close to local amenities and excellent transport links, this property is perfect for first-time buyers, downsizers, or investors seeking a ready-to-move-in home.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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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