

# Ballinger Way

Hayes • Middlesex • UB5 6FQ

Guide Price: £565,000



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est 1986

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Offered to the market is this fantastically presented four bedroom, three bathroom townhouse situated in the ever popular Grand Union Village. The property is split across three floors comprising of a integral garage, large double bedroom, a fully fitted utility room and a shower room on the ground floor. The first floor benefits from a well designed open plan kitchen dining area making a great entertaining space for guests along with a large juliet balcony, at the rear this home has a 18FT living room with views over the private rear garden again with a juliet balcony for the summer months. The third floor comprises of three bedrooms and a further family bathroom with the master bedroom having the added luxury of an en-suite bathroom. Located just a stone's throw away from ample amenities, numerous transport links and closeby to highly regarded schools making this a perfect family home.

Four bedrooms

Three bathrooms

Driveway

Private rear garden

Garage

Townhouse layout

Open plan kitchen / dining area

Nearby to highly regarded schools

Walking distance to numerous transport links

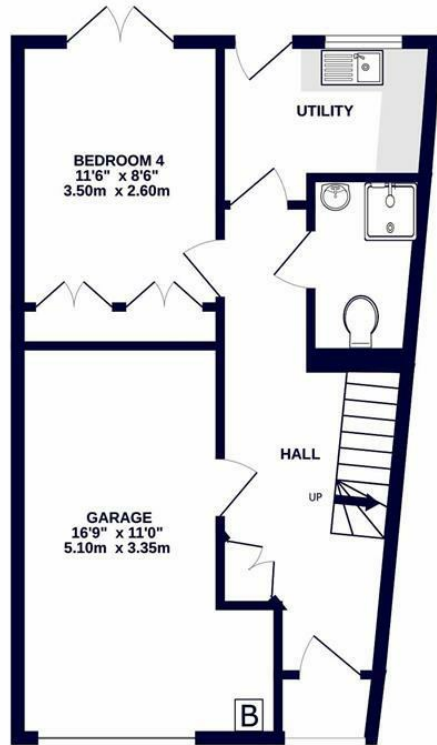
Closeby to numerous amenities

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.





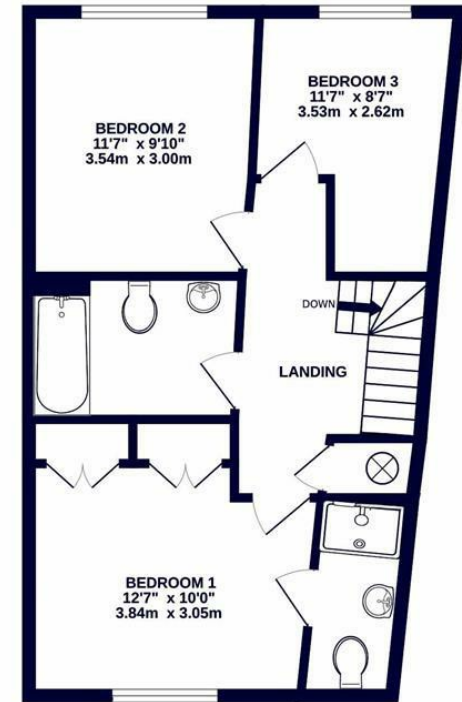
GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



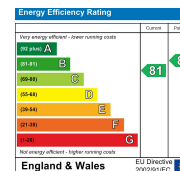
TOTAL FLOOR AREA : 1516 sq.ft. (140.8 sq.m.) approx.

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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