



Burns Close, Hayes, UB4 0EJ

DO NOT MISS THIS! – SPACIOUS 1-BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN AND PARKING SPACE! CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS SPACIOUS 1-BEDROOM GROUND FLOOR MAISONETTE, ideally positioned close to Grange Park Primary School, local shops and excellent transport links providing easy access to Hayes Town, Southall and Hayes & Harlington Elizabeth Line Station. A fantastic opportunity for first-time buyers, downsizers or investors, this well-presented property offers excellent accommodation together with a PRIVATE REAR GARDEN and some important recent improvements. The property features a SPACIOUS LOUNGE, DOUBLE BEDROOM, MODERN REFITTED KITCHEN (2026) and MODERN BATHROOM, while further benefits include GAS CENTRAL HEATING WITH A BRAND-NEW BOILER FITTED IN 2026 and DOUBLE-GLAZED WINDOWS. Outside, the property enjoys its own PRIVATE REAR GARDEN, providing valuable outdoor space PLUS AN ALLOCATED PARKING SPACE making this an even more attractive proposition.

GREAT LOCATION • EXCELLENT FIRST-TIME BUY • STRONG INVESTMENT OPPORTUNITY!

Asking Price £229,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

46 Burns Close, Hayes, UB4 0EJ



46 Burns Close, Hayes, UB4 0EJ



46 Burns Close, Hayes, UB4 0EJ



46 Burns Close, Hayes, UB4 0EJ



46 Burns Close, Hayes, UB4 0EJ

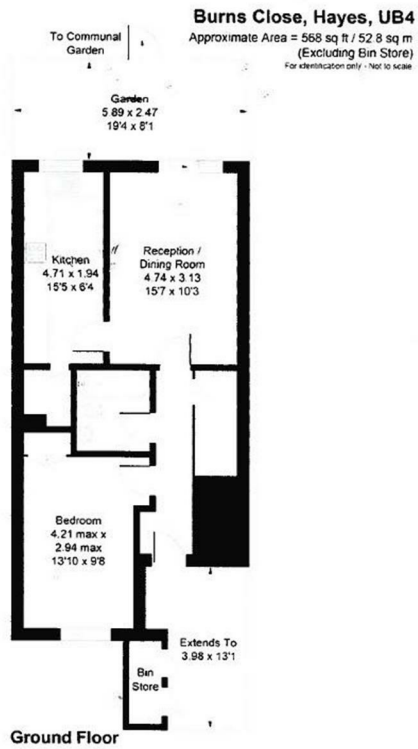


46 Burns Close, Hayes, UB4 0EJ



46 Burns Close, Hayes, UB4 0EJ

Floorplan 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	72	76
England & Wales	EU Directive 2002/91/EC	

46 Burns Close, Hayes, UB4 0EJ

