

# Grosvenor Avenue

North Hayes • Middlesex • UB4 8NP  
Offers In Excess Of: £350,000



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A two bedroom, ground floor maisonette that has been offered to the market with no onward chain and generously proportioned rooms throughout. Situated on Grosvenor Avenue, a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive. This property comprises 13ft living/dining room with direct access into the garden, 10ft kitchen, 13ft main bedroom with fitted wardrobes, 10ft second bedroom and family bathroom. Outside, there is off street parking and a private rear garden mainly laid to lawn with a patio area across the back of the house.

Two bedroom maisonette

Ground floor

Sought after location

Chain free

13ft living/dining room

10ft kitchen

13ft main bedroom with fitted wardrobes

Garage

Private rear garden

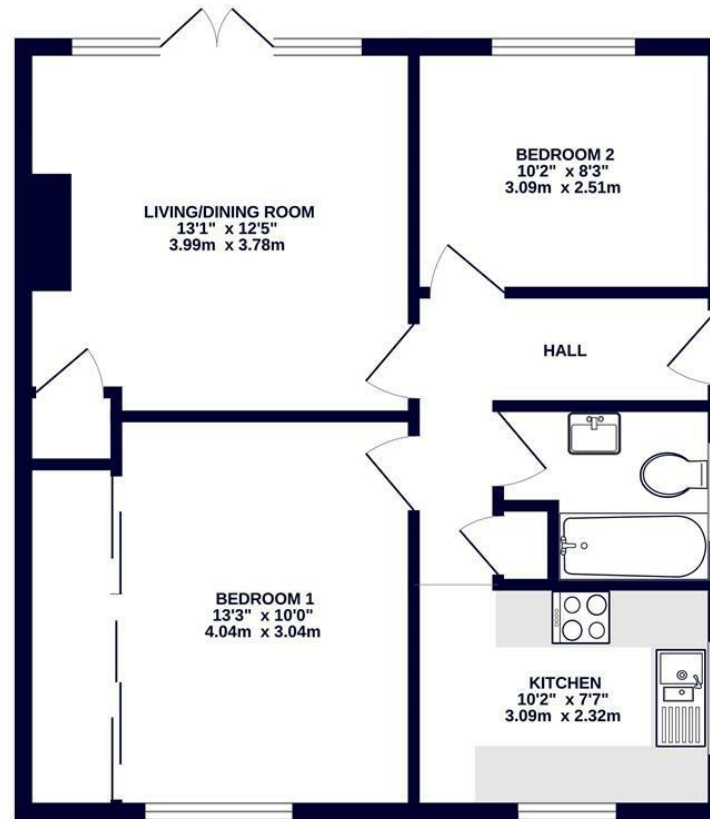
Off street parking

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  
591 sq.ft. (54.9 sq.m.) approx.



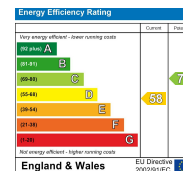
TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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