



## Stratford Road, Hayes, UB4 9EL

- Two Bedroom Ground Floor Maisonette
- Integrated Dishwasher, Hob & Oven with Gas Link Supply
- New Modern Bathroom
- Combi Boiler
- Walking Distance to Local Amenities, Schools & Transport Links
- Fitted Wardrobe in Second Bedroom
- Private Rear Garden & Rear Conservatory
- Off Street Parking for Two Cars
- New Flooring & Lighting in 2021
- EPC Rating: C/Council Tax Band: C

**Asking Price £335,000**



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## DESCRIPTION

A beautifully presented and well-maintained two bedroom ground floor maisonette, ideally situated on Stratford Road in the heart of Hayes, offering an excellent opportunity for first-time buyers, downsizers, or investors alike. This charming home combines generous living space with modern upgrades and practical features throughout.

Internally, the property offers approximately 632 sq ft of thoughtfully arranged accommodation, including a bright and spacious front reception room measuring over 14ft, perfect for relaxing or entertaining. There are two well-proportioned bedrooms, including a spacious principal bedroom and a versatile second bedroom complete with a fitted wardrobe for excellent storage.

The modern fitted kitchen was updated in 2019 and offers both style and functionality. Further improvements completed in 2021 included replacing the wooden flooring with contemporary tiles, along with the installation of a new electric hob and fridge. These updates, combined with modern finishes throughout, enhance the property's fresh and practical appeal.

To the rear, the property benefits from a generous conservatory which provides additional living or dining space and opens onto a private paved rear garden — ideal for outdoor entertaining, low-maintenance family living, or gardening enthusiasts. Convenient side access to the garden adds further practicality.

Perfectly positioned, the property is within walking distance of local shops and supermarkets including Tesco Superstore and Lombardy Retail Park, as well as popular schools such as Minet Infant & Junior School and Guru Nanak Sikh Academy. Excellent transport connections include nearby bus routes, easy access to the A312/A40/M4, and Northolt or Southall stations providing links into Central London and beyond. Heathrow Airport is also conveniently accessible.

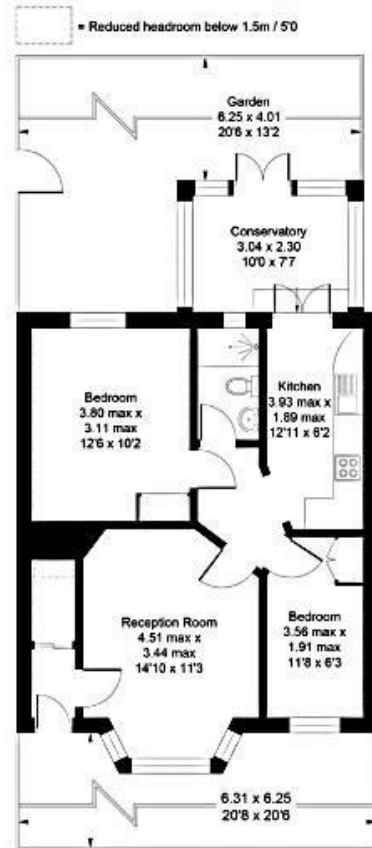




## Stratford Road, UB4

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), ©Vizion Property Marketing 2025.

### Viewings

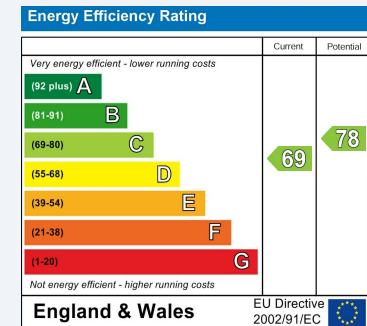
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.