



Berrydale Road, Hayes, Middlesex, UB4 9QN

CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS AND WELL PRESENTED 2 DOUBLE BEDROOM PURPOSE BUILT SPLIT LEVEL MAISONETTE - LONG LEASE OF 998 YEARS - NO SERVICE CHARGES
- NO GROUND RENT CHARGES - 4 ALLOCATED PARKING SPACES- LAWNED GARDEN AREA.

This more spacious than expected property with electric warm air heating and double glazed windows has a front door with stairs to the first floor which has a modern fitted kitchen, modern bathroom and a good sized lounge with walk-on balcony. The landing area has stairs to the 2nd floor which has 2 large double bedrooms and loft storage space. Outside has 4 allocated parking spaces and a small lawned garden area. Berrydale Road is set within a 1980's built development convenient for access to Northolt Central Line Station, Greenford and the A40 London. Tesco and LIDL superstore are both within walking distance as is the picturesque Willow Tree Marina.

Easy access to the Hayes-by-Pass connects the M4 London, Heathrow and Hayes Elizabeth Line Station.

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

Asking Price £315,000

Tel: 020 8573 9922 Fax: 020 8569 3495

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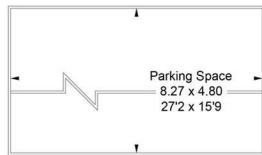
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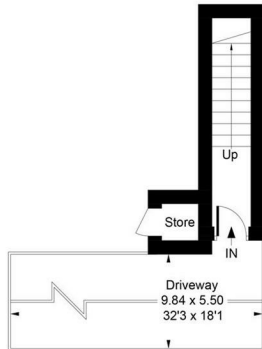
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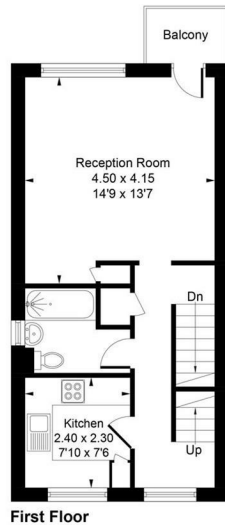
Approximate Gross Internal Area
68.91 sq m / 742 sq ft



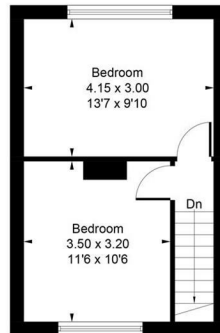
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Top Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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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>	74	77
England & Wales	EU Directive 2002/91/EC	

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