



## Shakespeare Avenue, Hayes, UB4 9AG

- 2 Bedroom First Floor Maisonette
- No Chain
- Open Plan Living & Kitchen Room
- Great First Time Purchase
- Viewings Highly Recommended
- Immaculate Condition
- Private Garden
- Fully Refurbished
- Great Long Term Buy to Let Investment (Approx 6.7% Gross Yield)
- EPC Rating: D/Council Tax: C

**Asking Price £309,950**



# Shakespeare Avenue, Hayes, UB4 9AG

## DESCRIPTION

Located on the sought-after Shakespeare Avenue, this beautifully presented two-bedroom first floor maisonette offers stylish, contemporary living in a highly convenient setting.

The property is offered in immaculate condition throughout and has been fully refurbished to a high standard, making it ready to move straight into. The accommodation features a bright and spacious open plan living and kitchen area, designed to maximise space and natural light, perfect for both relaxing and entertaining.

Both bedrooms are well-proportioned, complemented by a modern finish that runs consistently throughout the home. A standout feature is the private garden, providing excellent outdoor space ideal for leisure, gardening, or social gatherings.

Situated in a specific and well-connected location, the property is within easy reach of local shops, supermarkets, and everyday amenities. Excellent transport links are nearby, with access to Hayes & Harlington Station offering direct routes into Central London, Heathrow, and beyond via the Elizabeth Line. The area also benefits from convenient road links including the A312 and M4, making it ideal for commuters.

This is a fantastic opportunity to acquire a turnkey home in the heart of Hayes, perfect for first-time buyers, downsizers, or investors.

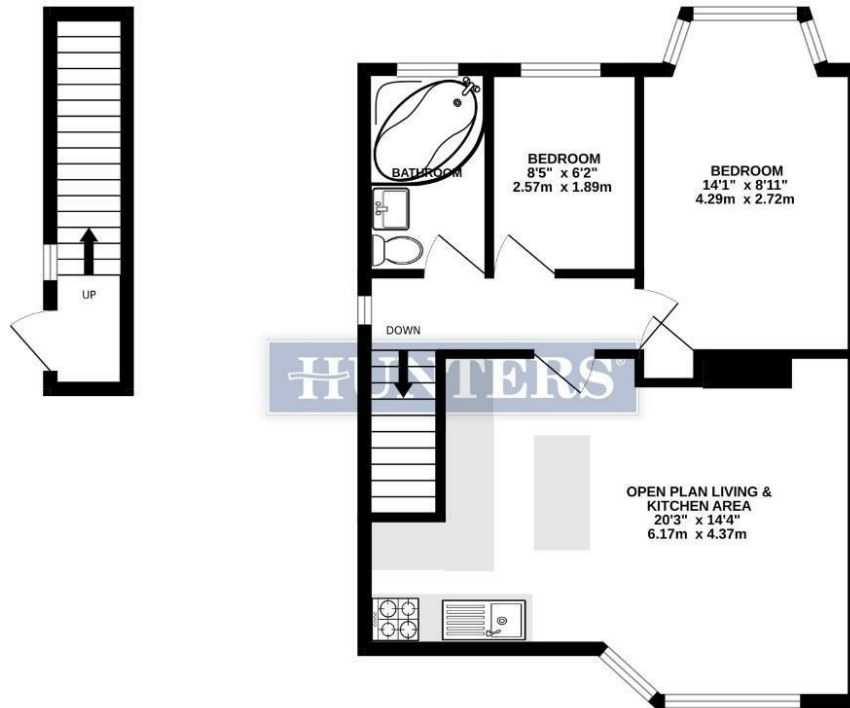
EPC Rating: D/Council Tax: C





GROUND FLOOR  
49 sq.ft. (4.5 sq.m.) approx.

FIRST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### Viewings

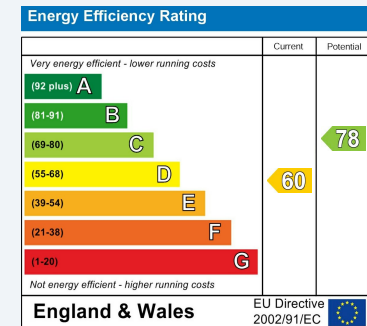
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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