



### Triandra Way, Hayes, UB4 9PA

Rarely available is this well presented & spacious ground floor "Chelsea Style" maisonette offered for sale with the benefit of vacant possession and a new 125 year lease on completion. Accommodation comprises entrance porch, 22 ft living room / dining room with potential to split into 2 rooms, a modern fitted kitchen with built in oven & hob, family bathroom & double bedroom with fitted wardrobes. Externally the property enjoys private front and rear gardens and a parking space.

Located on the popular Glencoe Park development close to both Yeading Marina & Yeading Tesco along with easy access to Hayes by pass leading to Western Avenue / A40 and M4. Greenford Broadway Hayes Town & Hayes underground station ( Elizabeth Line) are approx. 2 miles away.

**£244,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

20 Triandra Way, Hayes, UB4 9PA



20 Triandra Way, Hayes, UB4 9PA



20 Triandra Way, Hayes, UB4 9PA



20 Triandra Way, Hayes, UB4 9PA



20 Triandra Way, Hayes, UB4 9PA

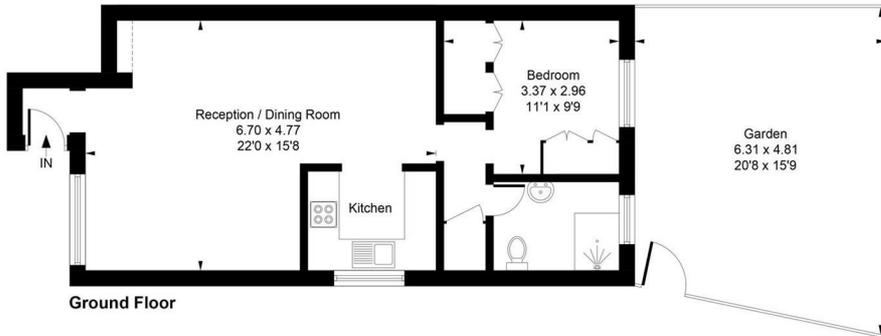


20 Triandra Way, Hayes, UB4 9PA



20 Triandra Way, Hayes, UB4 9PA

Approximate Gross Internal Area  
49.42 sq m / 532 sq ft



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.

© Vizion Property Marketing Produced for Charrison Davis

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



20 Triandra Way, Hayes, UB4 9PA

