



Gilpin Way, Hayes, UB3 5LZ  
£340,000





Gilpin Way, Hayes, UB3 5LZ

**£340,000**

- Two-bedroom ground floor maisonette
- NO service charge
- Generous reception/dining room
- Excellent condition throughout
- Useful store room & external outbuilding
- 142 years remaining on the lease
- Just £50 per annum ground rent
- Separate fitted kitchen
- Private rear garden
- Garage included

## Description

The property comprises an entrance hall, reception/dining room, fitted kitchen, two bedrooms, family bathroom, store and additional WC.

The spacious reception/dining room provides an excellent area for both relaxing and entertaining, while the two bedrooms offer good-sized accommodation. The fitted kitchen is conveniently positioned with direct access towards the garden.

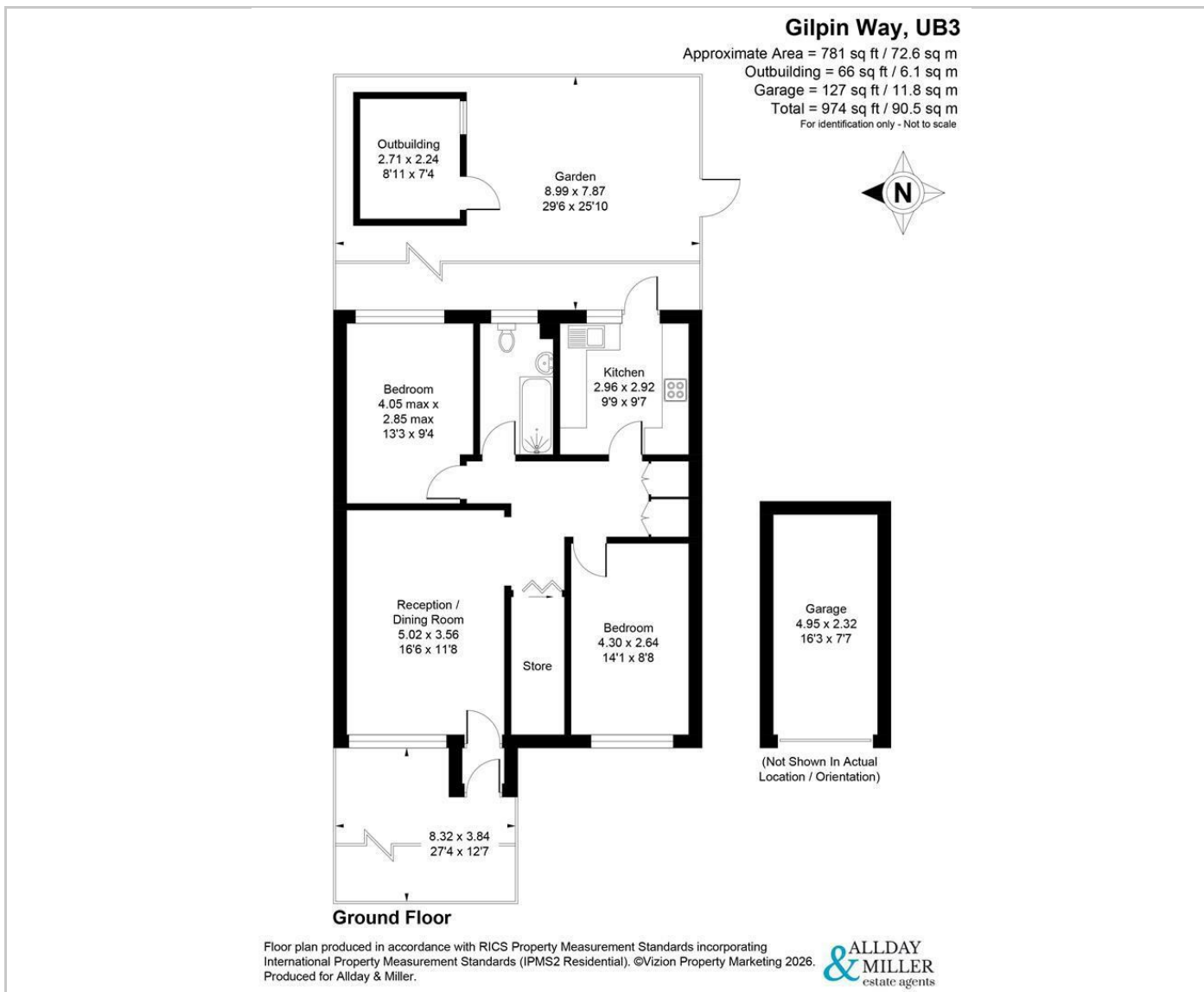
Externally, the property benefits from a generous private rear garden, a front drive with parking and a garage.

## Situation

Situated in a popular residential location in Harlington, Hayes, Gilpin Way offers excellent access to a range of local amenities and transport links. Harlington Village Centre is just a short distance away, providing a selection of shops, convenience stores, cafés and everyday amenities, with Co-op Food and local food stores also within easy reach. Families are well served by a number of highly regarded schools, including William Byrd Primary Academy, approximately 0.3 miles away, and Harlington School, approximately 0.8 miles away. For commuters, Hayes & Harlington Station is approximately 1.4 miles away and provides Elizabeth line services offering convenient connections into Central London, while Heathrow Terminals 2 & 3 is also within easy reach. The area further benefits from regular local bus services, easy access to Heathrow Airport and excellent road connections including the A4 and M4, making Gilpin Way a convenient location for both commuters and families.



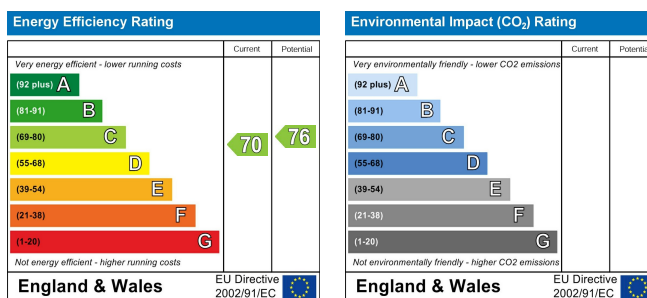
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.