



## Stratford Road | Hayes | UB4 9EN

A fully refurbished, **chain-free two-bedroom** first-floor maisonette, ideal for first-time buyers or investors. Finished to a high standard, the property features a **brand-new** kitchen and bathroom, new double glazing and bright, well-proportioned living space, with scope for a loft extension (STPP). Further benefits include **NO SERVICE CHARGE**, a 98-year lease and ground rent of £200 per annum. Externally, there is a private rear garden and front garden with potential for off-street parking. Well located for schools, shops and transport links, with easy access to the A40, M4 and M25, this is a **turnkey home** offering immediate comfort and future value. Call NOW for further details, not to be missed!

# £325,000

## HILTONS ESTATES