

# 29 Dawley Road

Hayes • • UB3 1LT  
Guide Price: £315,000



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This well-presented first-floor apartment offers approximately 624 sq ft of bright, well-planned accommodation, featuring two generously sized double bedrooms and a spacious open-plan kitchen/living area ideal for modern living. The layout includes a central hallway, contemporary bathroom facilities, and good natural light throughout. Set within a modern, well-maintained development with nearby parking, the property would suit first-time buyers, downsizers, or investors alike. Further benefiting from no onward chain, this apartment allows for a smooth and straightforward purchase.

No chain

First floor apartment

Two double bedrooms

Two en-suite bathrooms

624 sq.ft

EPC - B

Communal garden

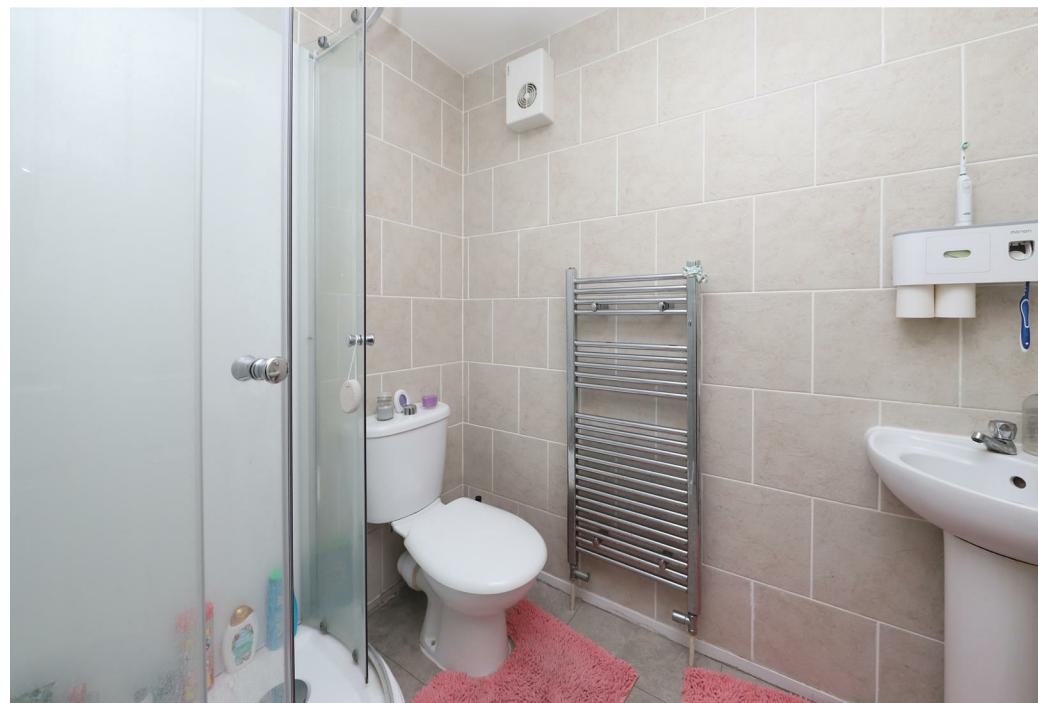
Allocated parking for one car

Prime South Hayes location

Walking distance to the Elizabeth Line

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



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TOTAL FLOOR AREA : 624 sq.ft. (57.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any fixtures 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2020 A+	A
2020 A	B
2020 B	C
2020 C	D
2020 D	E
2020 E	F
2020 F	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.