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Rosslyn Close, Hayes, UB3 2SU  
£250,000





## Rosslyn Close, Hayes, UB3 2SU

**£250,000**

- One Bedroom Maisonette
- Access To Private Rear Garden
- Good Condition Throughout
- Nearby To Outstanding Local Schools
- Potential To Convert Into A Two Bedroom Property
- Ground Floor
- Close Proximity To Uxbridge Road
- Totalling Over 500 Sq Ft
- 88 Years Lease Remaining
- £1400 Estimated Rental Value

## Description

This home offers comfortable and practical living, ideal for first-time buyers or downsizers.

The property comprises a spacious reception/dining room providing a welcoming living and entertaining space, alongside a fitted kitchen. There is a good-sized double bedroom and a well-appointed bathroom completing the internal accommodation.

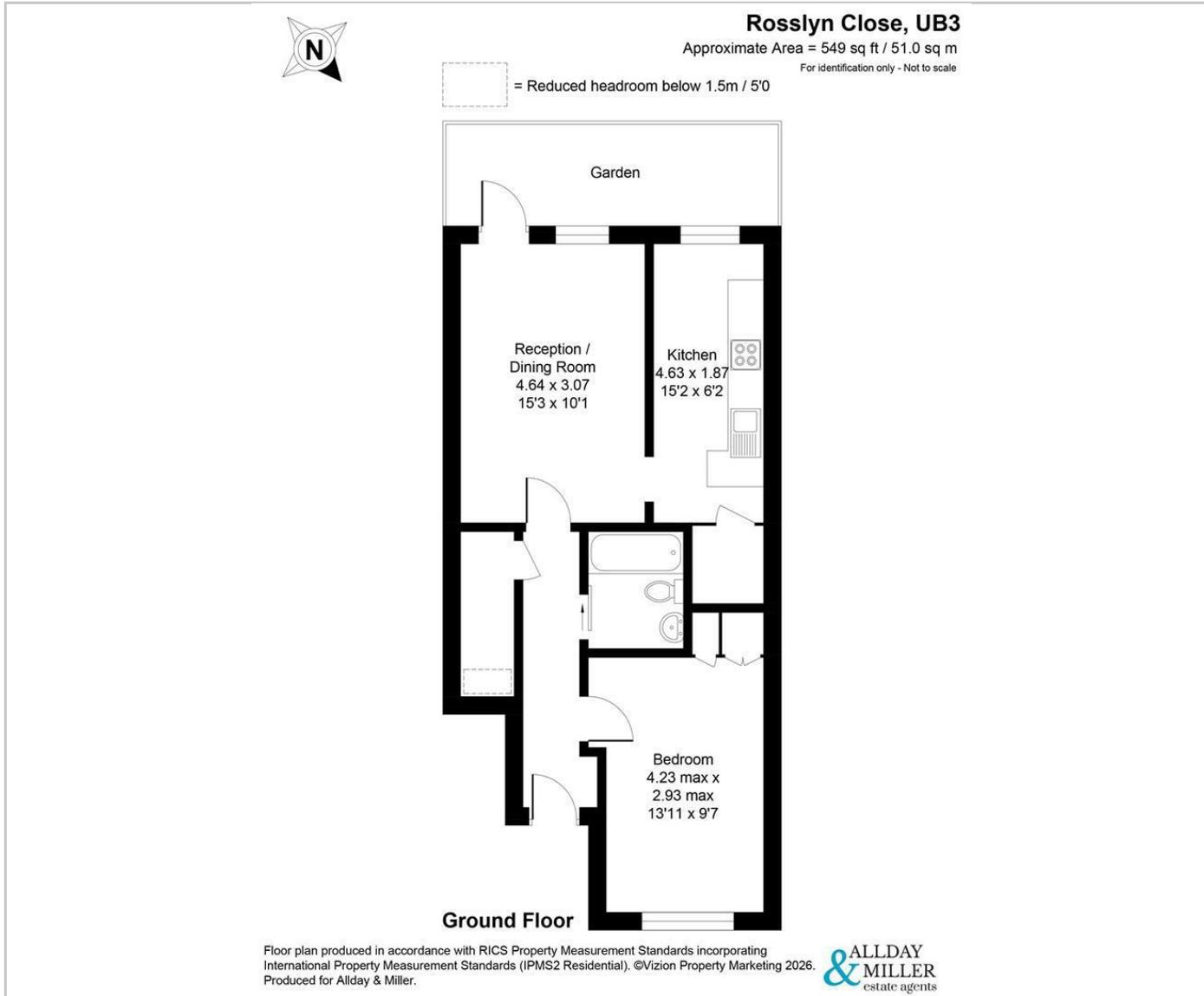
To the rear, the property benefits from a private garden, offering a pleasant outdoor space perfect for dining and entertainment.

## Situation

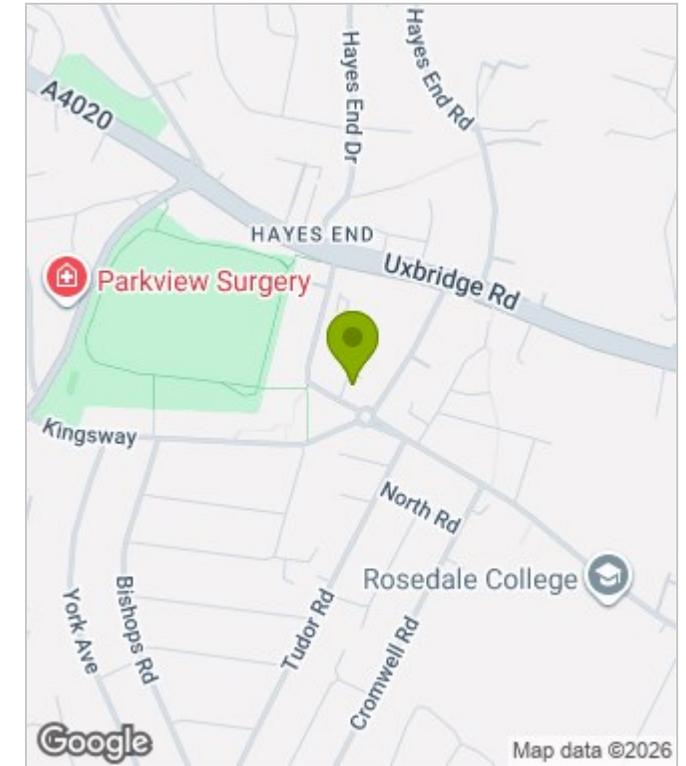
Nestled in a quiet cul-de-sac in Rosslyn Close, this charming home offers the perfect balance of peaceful residential living and excellent connectivity. Ideally situated just a short distance from Hayes & Harlington station with Elizabeth Line and National Rail services, commuters enjoy swift access to Central London, Heathrow Airport, and beyond. Families will appreciate the proximity to highly regarded schools such as Rosedale Primary, Wood End Park Academy, and Hewens Primary, with secondary schools like Parkside Studio College nearby. Local amenities, shops, cafés, and supermarkets are within easy reach along Uxbridge Road and Hayes town centre, while green spaces and parks provide leisure options for all ages. Well-served by bus routes and with excellent road access to the A312, A40, M4, and M25.



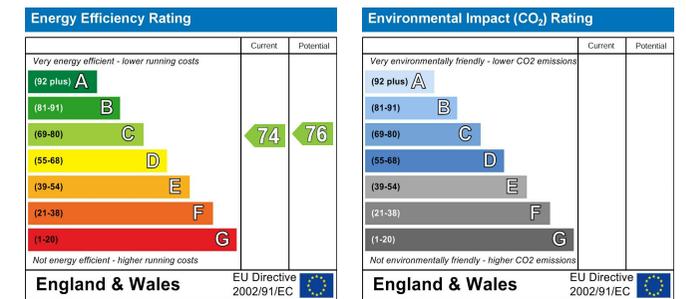
## Floor Plans



## Area Map



## Energy Performance Graph



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