

Rolfe East



Berrydale Road, Hayes, UB4 9QN

£335,000 Leasehold

- Long Lease and No Service Charges
- Chain free sale
- Private balcony
- Separate kitchen
- Close to shops and Marina
- Lovely two bedroom duplex maisonette

- Two double bedrooms
- Spacious Accommodation
- Must be viewed

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A lovely duplex maisonette for sale, boasting parking and a private balcony, brought to the market and sold without any onward chain! Spanning an impressive 710 square feet, this split-level property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Built in 1985, the maisonette boasts a modern layout that maximises both space and light. The inviting reception room serves as a welcoming area for relaxation or entertaining guests, while the well-appointed bathroom ensures practicality for everyday living. One of the standout features of this property is the private balcony, providing a lovely outdoor space to enjoy a morning coffee or unwind after a long day. This chain-free sale presents a hassle-free opportunity for prospective buyers, and with a long lease and zero service charges, it offers an attractive financial proposition. The location is particularly appealing, with easy access to local supermarkets for your everyday needs and the picturesque Willow Tree Marina, perfect for leisurely strolls or enjoying the scenic views.

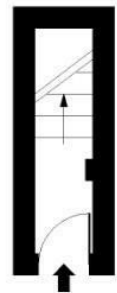
In summary, this upper maisonette on Berrydale Road is a wonderful opportunity for those seeking a well-located, low-maintenance home in Hayes. With its generous living space, private balcony, and proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.



Berrydale Road UB4

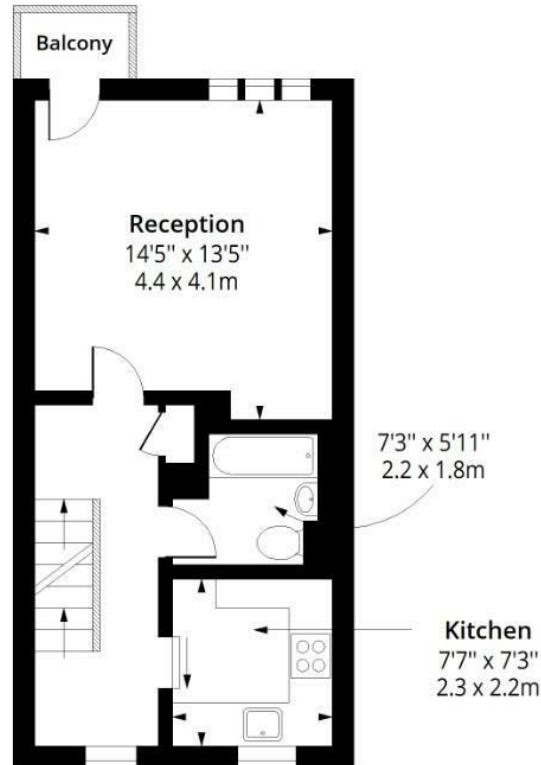
Approx. Gross Internal Area 706 Sq Ft - 65.59 Sq M

Approx. Gross Balcony Area 15 Sq Ft - 1.39 Sq M



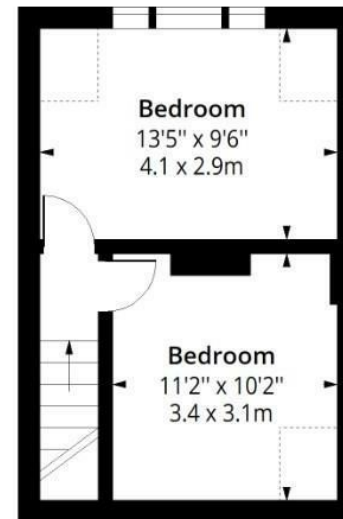
Ground Floor Entrance

Floor Area 26 Sq Ft - 2.42 Sq M



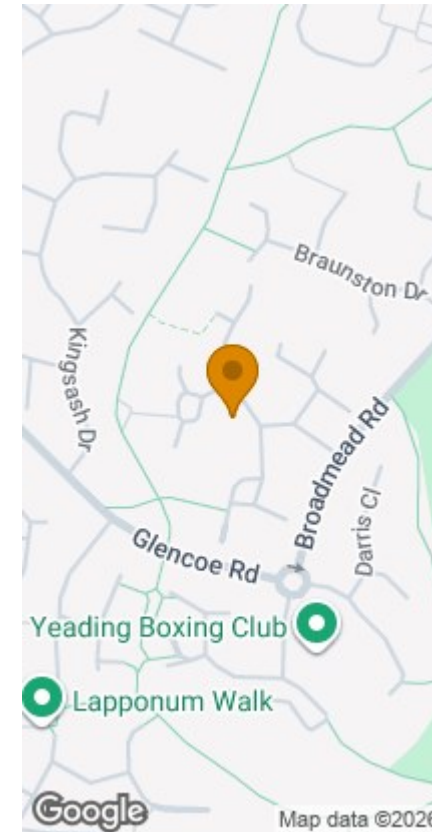
First Floor

Floor Area 393 Sq Ft - 36.51 Sq M



Second Floor

Floor Area 287 Sq Ft - 26.66 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	69
England & Wales		
EU Directive 2002/91/EC		



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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