







Grosvenor Avenue, Hayes, UB4 8NP

- Two Bedroom
- Modern Fitted Kitchen
- Generous Rear Garden
- Lease Over 900 Years
- Sought After Road
- First Floor Maisonette
- Modern Fitted Bathroom
- Large Reception Room
- No Service Charge
- EPC Rating TBC

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HERE TO GET *you* THERE

Asking Price £329,950

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DESCRIPTION

Situated on a popular residential street in North Hayes is this well presented and larger than most, two bedroom first floor maisonette. The property is situated on Grosvenor Avenue and is perfect for first time buyers who are looking to step on to the property ladder.

The property comprises entrance porch, two bedrooms, modern fitted kitchen, modern fitted bathroom, large reception room and storage facilities throughout including the loft. Outside, the property has a large rear garden, benefiting from a decking area and storage units/sheds.

Grosvenor Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.
















120
RAC

Approximate Gross Internal Area = 63.33 sq m / 682 sq ft

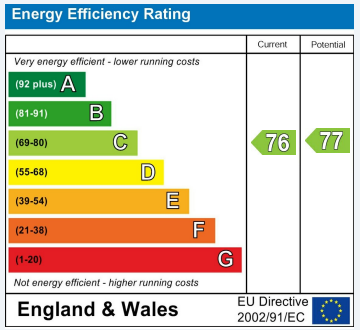


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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