



## Compton Road, Hayes, UB3 2AZ

- Two Bedrooms
- No Chain
- Spacious Reception Room
- Single Allocated Garage
- Ideal First Time Buy or Buy to Let Investment
- Ground Floor Maisonette
- Blank Canvas
- Fitted Kitchen & Bathroom
- Communal Gardens
- EPC Rating: TBC

**Asking Price £275,000**





# Compton Road, Hayes, UB3 2AZ

## DESCRIPTION

A two bedroom, ground floor maisonette being offered for sale with NO ONWARD CHAIN on Compton Road, Hayes. The property serves as a blank canvas for its new owners and offers spacious accommodation throughout.

The property comprises entrance porch, spacious reception room, fitted kitchen, fitted shower room, two good sized bedrooms and ample storage units throughout. Outside the property has communal gardens along with a single allocated garage which is within walking distance. Parking is available on street where there are no restrictions.

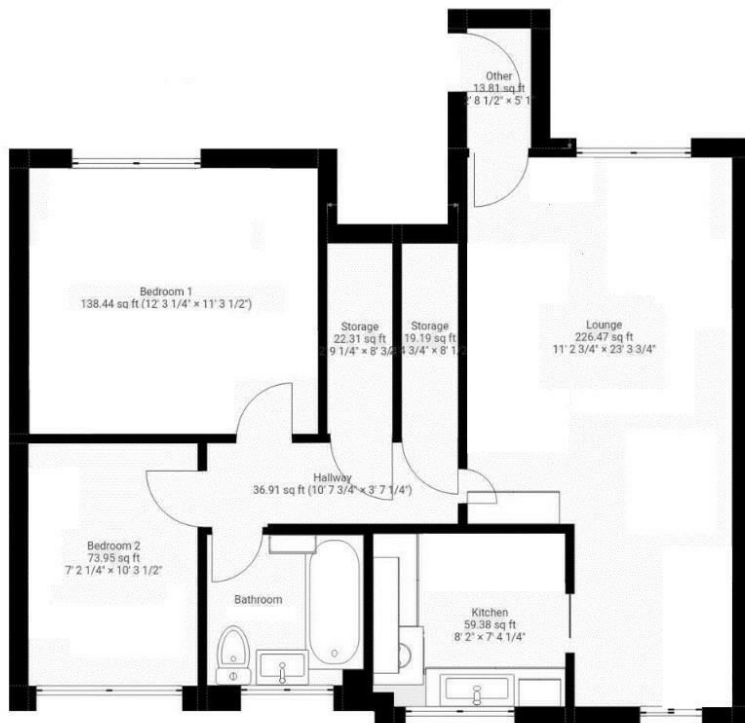
Compton Road is situated off Botwell Lane and is walking distance to local schools, amenities, transport links and the Hayes and Harlington Station. You are a short drive from the Uxbridge Road, A312/A40 motorway links, Stockley Business Park and Heathrow Airport. Contact Hunters today to organise a viewing on 0208 848 0978.











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### Viewings

Please contact [hayes@hunters.com](mailto: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.

## 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.

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

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.