



HUNTERS[®]
HERE TO GET *you* THERE



Shakespeare Avenue, Hayes

Asking Price £199,950



CASH BUYERS ONLY DUE TO LEASE OF 26 YEARS

Situated on a quiet residential road in a popular part of Hayes, this well-presented two bedroom first floor maisonette at Shakespeare Avenue offers bright, spacious accommodation and excellent outdoor space — downsizers or investors.

The property features a generous reception room/dining area providing versatility for both entertaining and day-to-day living. The kitchen is well-equipped with ample storage and workspace, while the two bedrooms are well-proportioned and filled with natural light. A fitted family bathroom completes the interior. Externally, the property benefits from its own private rear garden, perfect for outdoor relaxation, as well as a private driveway offering convenient off-street parking.

Superbly located, the home is within walking distance of local shops, schools, parks and excellent transport links, including easy access to Hayes & Harlington Station (Elizabeth Line), Uxbridge Road, and major routes such as the M4 and A312.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978
hayes@hunters.com | www.hunters.com

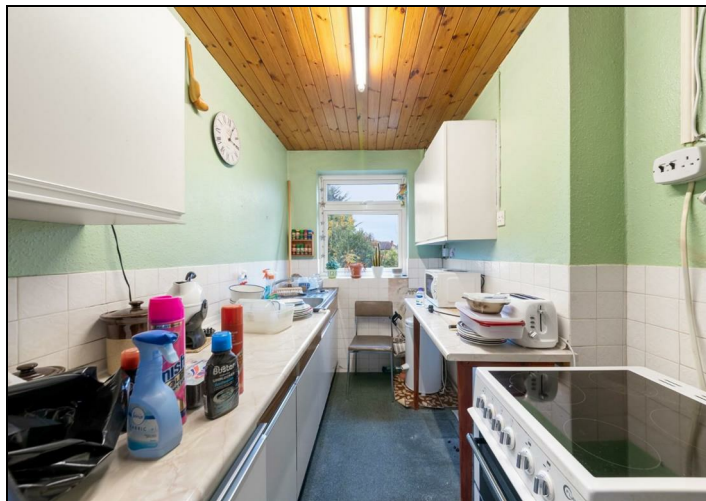


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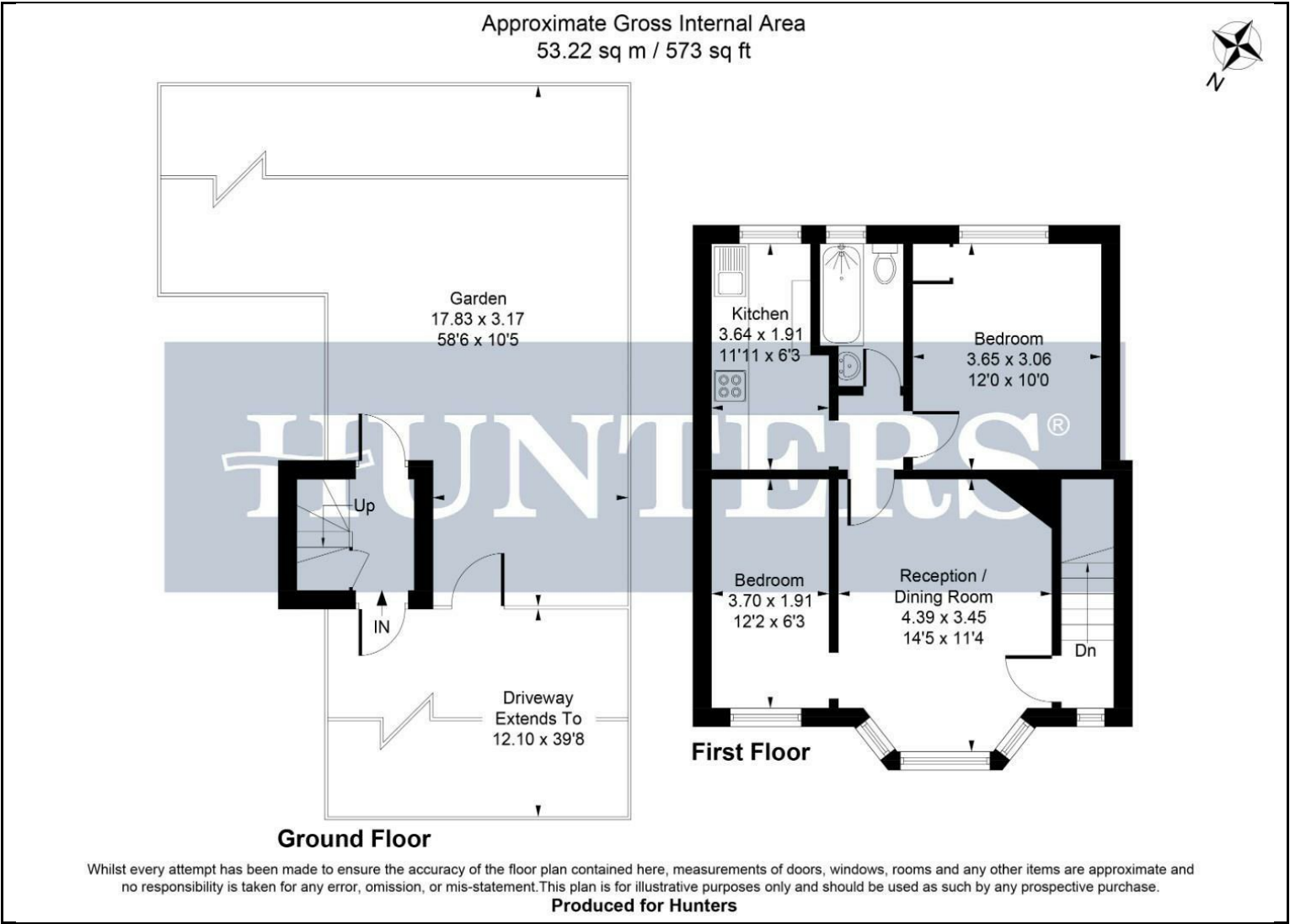


KEY FEATURES

- CASH BUYERS ONLY
- First Floor Maisonette
 - Two Bedrooms
- Separate Dining Room/Reception Room
- Own Driveway & Private Rear Garden
- Walking Distance from Local Shops, Schools, Parks & Transport Links
 - NO CHAIN
 - 26 Year Lease
 - EPC: TBC
- Viewing Highly Advised







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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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