



## Compton Road, Hayes, UB3 2AZ

- Two Bedroom
- Direct Entry to Communal Gardens
- Garage In Block
- Modern Kitchen & Bathroom
- EPC Rating: C
- Ground Floor Maisonette
- Good Condition Throughout
- No Chain
- Approximately 721 Sq. Ft (66.99 Sq. M)
- Close Proximity to Transport Links

**Asking Price £315,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Compton Road, Hayes, UB3 2AZ

## DESCRIPTION

Nestled in the heart of Hayes, on the sought-after Compton Road, this charming two-bedroom maisonette offers a delightful blend of comfort and convenience. Spanning an impressive 721 square feet, this property is perfect for first-time buyers or those seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The natural light that floods this area creates a warm and inviting atmosphere, making it the perfect space to unwind after a long day.

The maisonette features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room is designed to maximize comfort, ensuring a peaceful night's sleep. The property also boasts a modern bathroom, equipped with essential amenities to cater to your daily needs.

Located in a vibrant community, this home is conveniently situated near local shops, schools, and transport links, making it easy to explore the wider area. Whether you are commuting to work or enjoying a leisurely day out, you will find everything you need within easy reach.

This maisonette presents an excellent opportunity for those looking to establish themselves in a thriving neighborhood. With its appealing layout and prime location, it is a property not to be missed. We invite you to come and experience the charm of this delightful home for yourself.

Ground Rent: Peppercorn

Service Charge: £1620 Per Annum

Lease Remaining: 128 Years

\*\*Please verify this information with your solicitor\*\*





Approximate Gross Internal Area = 66.99 sq m / 721 sq ft  
(Excluding Garage)



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 purchaser.

Produced for Hunters

#### 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)	A		
(81-91)	B		
(69-80)	C	78	79
(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	

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.