



TWO BEDROOM GROUND FLOOR | LARGE LOUNGE DINER | FITTED KITCHEN | FAMILY BATHROOM | GAS C H & DOUBLE GLAZING | SPACIOUS RESIDENCE | GARAGE | COMMUNAL GARDENS | SUPERB LOCATION | LONG LEASE |

Lawlors Estate Agents are delighted to offer to the sales market this well presented two double bedroom ground floor maisonette set as part of this tranquil cul-de-sac on the borders of Hayes End and Hillingdon. This spacious residence boasts a large lounge area opening directly onto the communal gardens, a separate modern fitted kitchen, two double bedrooms and a main family bathroom as well as the added benefits of gas central heating, double glazing, use of a private garage and communal gardens. Offered to the market in good decorative order and situated just off the Harlington road which serves Hayes Hillingdon and Uxbridge, this property offers excellent access to a vast range of local amenities including superb transport facilities. With an unexpired lease term in excess of 100+ years, this property is widely suited to both investor and occupying buyers alike.

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Opaque window panel door to;

#### Entrance Hall

Ceiling light fitting, textured ceiling, radiator, central heating thermostat, large storage facility housing the boiler, central heating timer control panel, power points, electric meter and shelving, laminated flooring, doors to;

#### Kitchen

(Measuring 8'8 x 8'7)

Double glazed window to the side aspect, range of eye and base level units with additional display shelving complete with rolled edge work surfaces incorporating stainless steel sink drainer unit complete with mixer taps and tiled splash back, space and gas connection for cooker and fitted extractor unit, space and plumbing for washing machine, space for fridge freezer, textured ceiling, fluorescent ceiling light fitting, telephone and power points, part tiled walls and tiled flooring

#### Lounge

(Measuring 14'3 x 15'3)

Double glazed window and door to the front aspect complete with curtain pole, ceiling light fitting, coving, power, TV & telephone points, laminated wooden

flooring, glass panel wooden door to;

Hallway

Textured ceiling, laminated flooring, doors to

Bedroom One

(Measuring 14'8 x 10'5)

Double glazed window to the rear aspect complete with curtain pole, ceiling light fitting, radiator, air brick, power points, laminated wooden flooring

Bedroom Two

(Measuring 11'8 x 10'4)

Double glazed window to the rear aspect complete with curtain pole, ceiling light fitting, textured ceiling, air brick, power points, radiator, dimmer switch, laminated wooden flooring

Bathroom

Opaque double glazed window to the side aspect complete with roller blind, matching three piece bath suite comprising panelled bath complete with mixer taps and separate wall mounted shower connection and complete with shower (pole &) curtain, wall mounted hand wash basin complete with mixer taps and tiled splash back And WC, florescent ceiling light fitting, textured ceiling, wall mounted heated towel rail, wall mounted vanity cabinet with mirror panel fascias, fitted storage facility, part tiled walls and tiled flooring

EXTERNAL

Access to communal gardens

Garage in a block with an up and over door

**Price: £324950**

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