



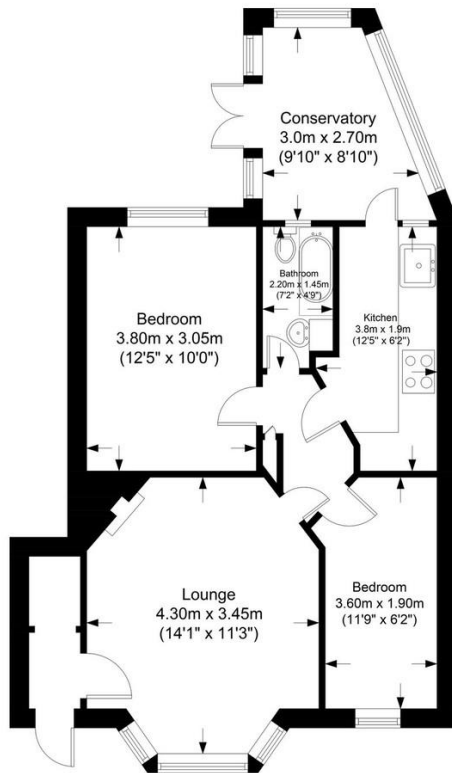
Barnard Gardens | Hayes | UB4 9ER

Hiltons Estates brings to the market this brilliant opportunity to purchase this ground floor Maisonette ideally located in Hayes, UB4. The property comprises entrance hallway leading to a living room, large double bedroom, second single bedroom, family bathroom, fully fitted kitchen and conservatory. There is a well-sized private rear garden and off-street parking to the front for 2 cars. There is opportunity to extend (STPP). There is NO SERVICE CHARGE and NO GROUND RENT. Transport links are close to Heathrow, M4, A312, and A40. Local shops, schools, and amenities are nearby. This property is a brilliant opportunity for first-time buyers and ideal for investors!!! Viewings highly recommended. Call NOW for further details, not to be missed.

£300,000

- Ground floor 2 Bedroom spacious Maisonette
- Good transport links to Heathrow, M4, A312 and A40
- Local schools, shops and amenities close by
- Ideal opportunity for first-time buyers or investors
- Long Lease 100 years, NO service charge and NO ground rent

Approximate Gross Internal Floor Area : 50.99 sq m / 548.85 sq ft
 Garden Measurement (21m x 10m = 68'5" x 32'9")



Ground Floor

Illustration purposes only. All measurements are approximate.

Contact Details

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Age	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements