

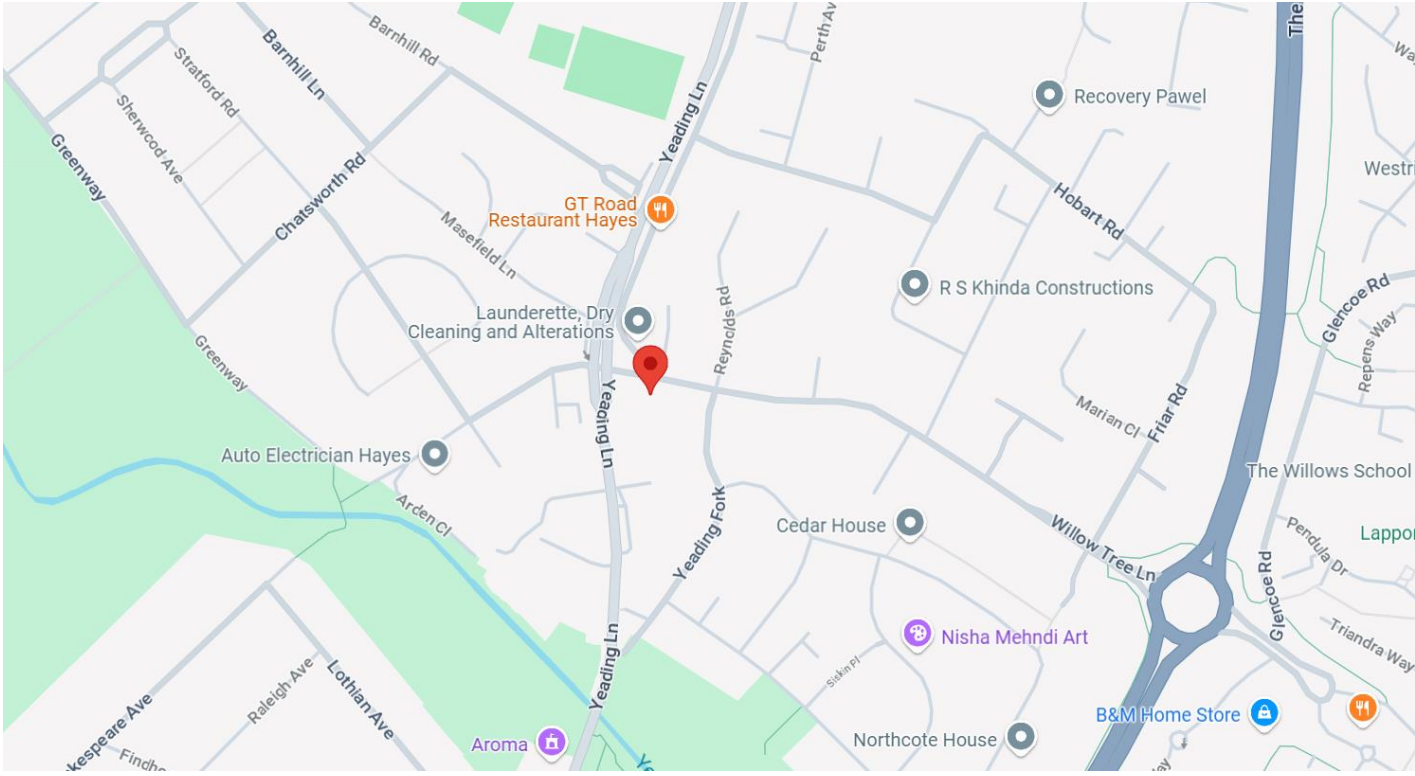




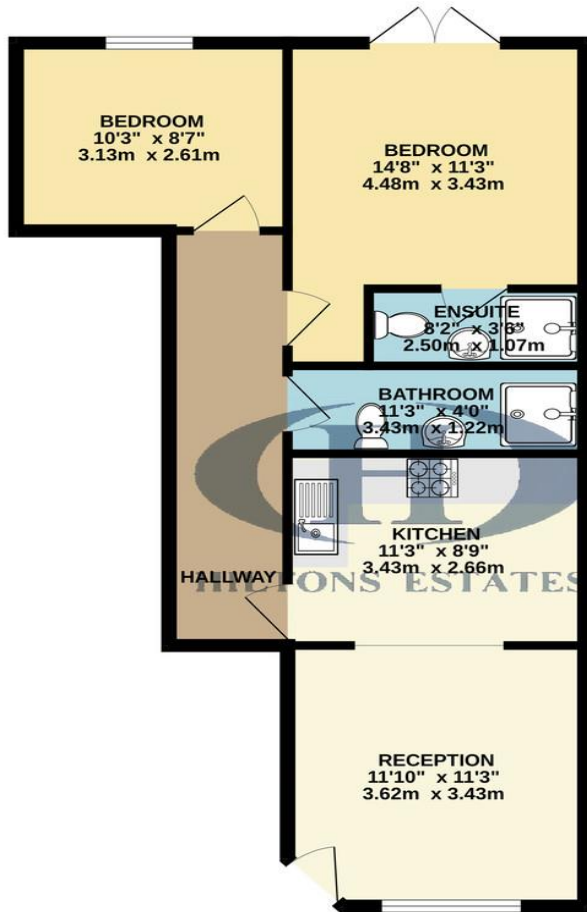
Hiltons Estates brings to the market this brilliant opportunity to purchase this ground floor Freehold Maisonette ideally located in Hayes, UB4. The property has been recently refurbished to a high specification and comprises entrance hallway leading to a living room, large double bedroom, second double bedroom, family bathroom and fully fitted kitchen. There is a well sized private rear garden and off street parking to the front. The property is fully freehold benefitting from 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.



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  
Full Freehold, NO service charge and NO ground rent



GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.