

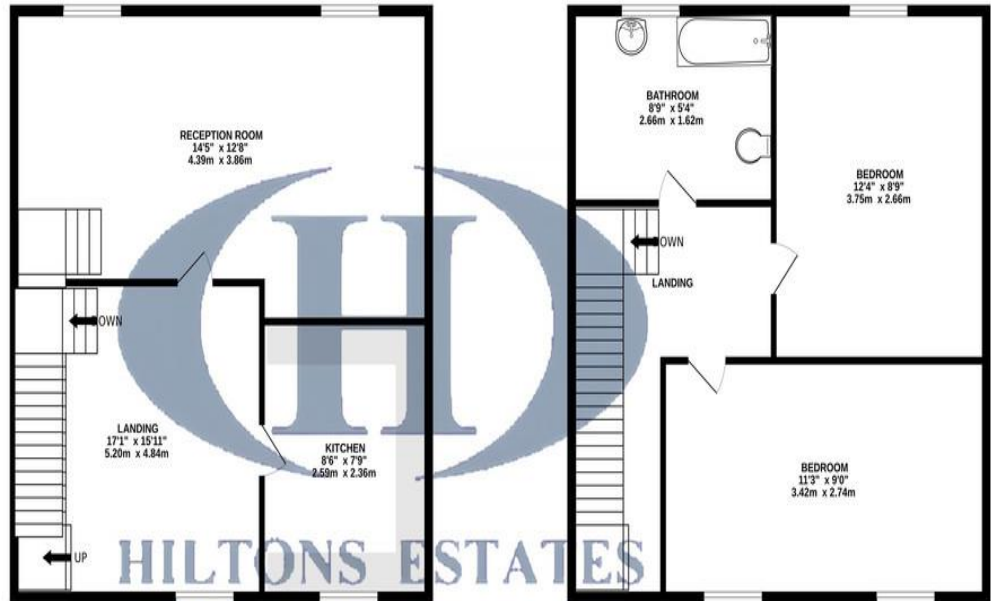
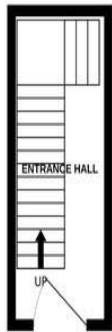


Tollgate Drive | Hayes | UB4 ONP

£329,950

Hiltons-Estates are pleased to present to you this Spacious 2-bedroom Duplex Split Level Maisonette based in a beautiful area of Hayes boasting amazing Waterside views! The first floor has a great sized reception room and separate kitchen area. The 2nd floor consists of 2 large bedrooms, a family bathroom, and a large loft space for storage. This property has an allocated parking space on the driveway and has Double Glazing throughout! Very easy access to Heathrow, A312, M4, M25 and M40. Local shops, schools, amenities, and bus stops are within walking distance. The future Southall Cross Rail Link Elizabeth Line (2019) is within easy reach. This property is chain free ideal for first time buyers, Commuters and Investors! Viewings Highly Recommended!

- Spacious 2-Bedroom Duplex Split level Maisonette with Waterside Views!
- Long lease 975 years and chain free
- Large loft space for storage, Gas Central Heating and Double Glazing Throughout.
- Local shops, schools and amenities within walking distance.
- Great transport links to Heathrow, M4, M25, M40 and A312.



TOTAL FLOOR AREA : 1795 sq.ft. (166.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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