



£275,000 Leasehold

Windsor Gardens, Hayes, UB3

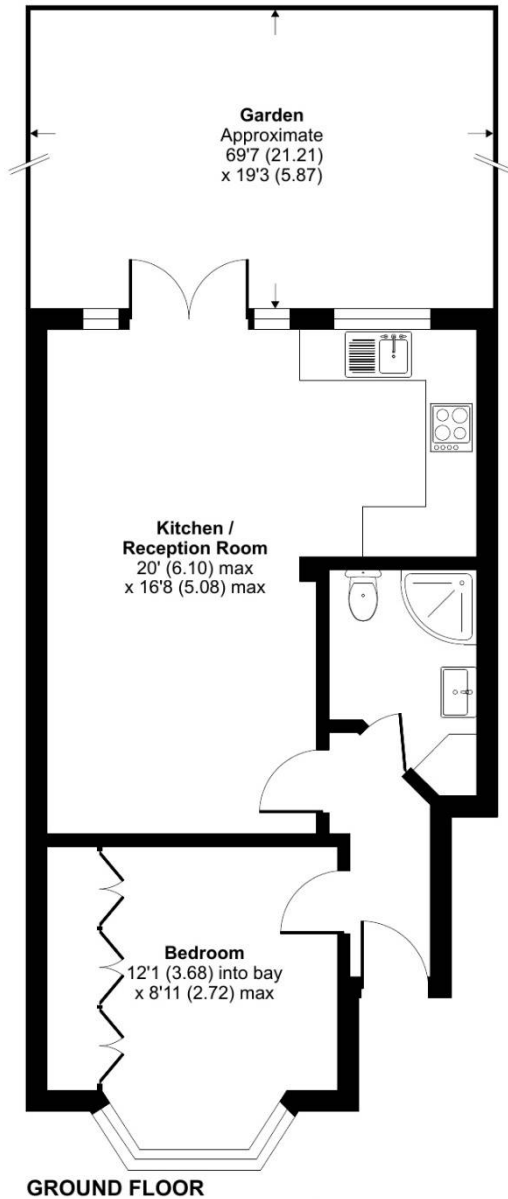
GROUND FLOOR ONE BED MAISONETTE!! Simple Estate Agents present to the market this one bed ground floor maisonette. The property benefits from off street parking, large bedroom, L shaped lounge/diner/kitchen and private rear garden. The property is located in South Hayes close to Hayes and Harlington Station, bus stops, ASDA and local schools. Call to have a look at the property asap...

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Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simple Estate Agents. REF: 1089991



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 24 sec (262 ft) ? Follow Coldharbour Ln and Botwell Ln to Printing House Ln 3 min (0.5 mi) ? Continue on Printing House Ln to Dawley Rd/A437 2 min (0.6 mi) At the roundabout, take the 1st exit onto Dawley Rd/A437 ? 48 sec (0.3 mi) ? Continue on Bourne Ave. Drive to Windsor Gardens 1 min (0.2 mi) UB3 1QY Windsor Gardens, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.