



£290,000 Leasehold

Compton Road, Hayes, UB3

GREAT SPACE!! Simple Estate Agents present to the market this spacious two bed maisonette located close to Hayes Town. The property benefits from private entrance, large lounge/diner, spacious bedrooms and private garage to name a few. The property is located a short walk to Hayes Town, Hayes Station and local schools. The property would be a great first home for someone looking to lay their mark or a great buy to let investment. Speak to our sales team today to arrange a viewing..

Compton Road, Hayes, UB3

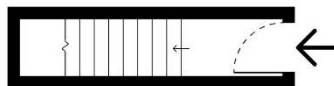
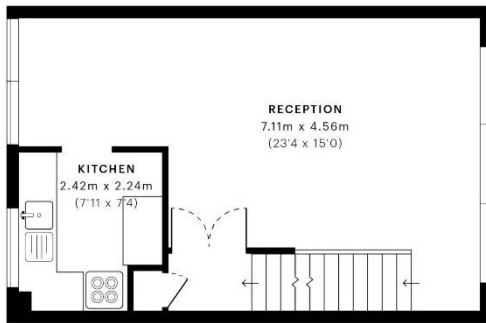
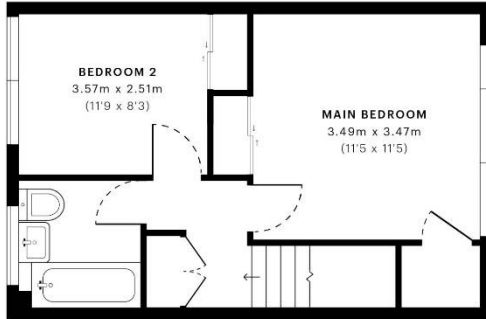


Compton Road, UB3

CAPTURE DATE 17/09/2021 LASER SCAN POINTS 2,158,727

GROSS INTERNAL AREA

68.53 sqm / 737.65 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
68.53 sqm / 737.65 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
61.74 sqm / 664.56 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 65.56 sqm / 705.68 sqft
IPMS 3C RESIDENTIAL 63.15 sqm / 679.74 sqft
SPEC ID: 613a2e051c4af60db6d8445a

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	57
(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 s (266 ft) Turn right onto Coldharbour Ln 32 s (446 ft) Take Townfield Rd to Compton Rd 3 min (0.6 mi) UB3 2AZ Compton Rd, 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		
(39-54) E	45	57
(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 WHATEVER IN RELATION TO THIS PROPERTY.