



## Sycamore Avenue UB3 2NT

\*\*\*\* NO STAMP DUTY FOR FIRST TIME BUYERS \*\*\*\*

Situated on a popular residential road close to Shops, Schools and Bus Routes and Hayes & Harlington train station (crossrail 2021) is this well presented larger than average 2 bed first floor maisonette enjoying both double glazing and gas central heating. Accommodation comprises entrance hall, reception room, fitted kitchen, modern bathroom and 2 good size bedrooms. Externally there is a private rear garden. VIEWING HIGHLY RECOMMENDED

## Accommodation

first floor flat

2 double bedrooms

double glazing

gas central heating

private rear garden

long lease

no chain

## Ground Floor

**entrance hall** - laminate flooring and storage cupboard

**reception room** - front aspect double glazed window, radiator and laminate flooring

**kitchen** - range of eye and base level units, one and half bowl sink unit with mixer tap, tiled splash back, space and plumbing for fridge freezer, oven and washing machine, storage cupboard housing the boiler and rear aspect double glazed window

**bedroom 1** - front aspect double glazed window, radiator, fitted carpet, fitted wardrobes and fitted cupboard

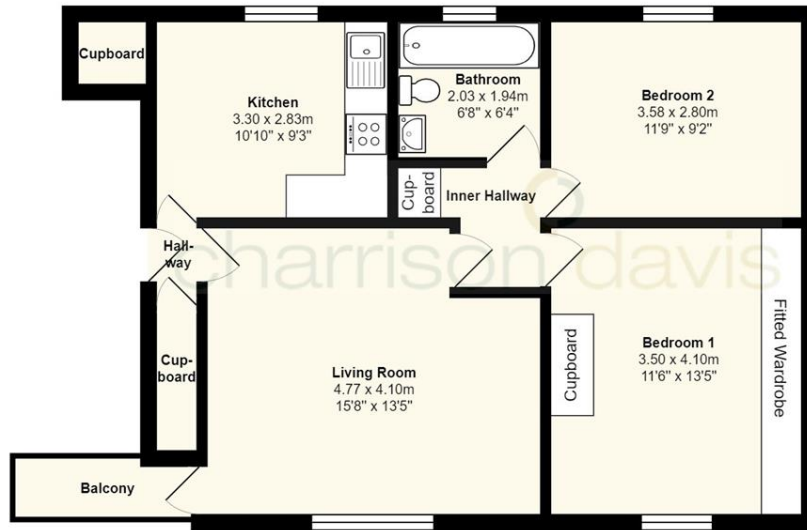
**bedroom 2** - rear aspect double window, radiator and fitted carpet

**bathroom** - panel enclosed bath with shower over, pedestal wash hand basin, low level wc, tiled walls and rear aspect double glazed window

**external** -



First Floor



Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>63</b>
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