

2 Bed Maisonette

Offers in Excess of
£260,000



Wood End Green Road UB3 2SB

2 BEDROOM / NO UPPER CHAIN: An extremely spacious 2 bedroom first floor maisonette near bus routes, Stockley Business Park and golf course and Hillingdon Hospital. The Stockley By-Pass is also nearby giving easy access to the M4/M25 motorway network and London Heathrow Airport.

Situated in a cul-de-sac location this much larger than average property features a hallway, lounge with bay window, 2 bedrooms, kitchen and bathroom.

Available with no upper chain this first floor property offers tremendous potential and also benefits from double glazed windows, private rear garden and garage in a block.

Perfect for the first time or investment buyer.

Accommodation

2 Bedrooms

First Floor Maisonette

Large Lounge

Double Glazing

Private Rear Garden

Garage

Over 900 years lease

EPC Rating G / Leasehold

First Floor

Entrance Hall - Fitted carpet.

Reception Room - 13' 0" x 11' 6" (3.98m x 3.53m) Fitted carpet, feature fireplace and double glazed bay window.

Kitchen - 10' 7" x 8' 0" (3.25m x 2.46m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect

Bedroom 1 - 11' 2" x 10' 11" (3.42m x 3.35m) Fitted carpet and double glazed windows.

Bedroom 2 - 10' 11" x 6' 8" (3.35m x 2.05m) Fitted carpet and double glazed windows.

Bathroom - Fitted carpet. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, W.C. and part tiled walls and splashbacks. Frosted double glazed window.



Exterior

Outside - Private rear garden laid to lawn with timber shed.

Garage In Block - Double wooden doors to large garage.

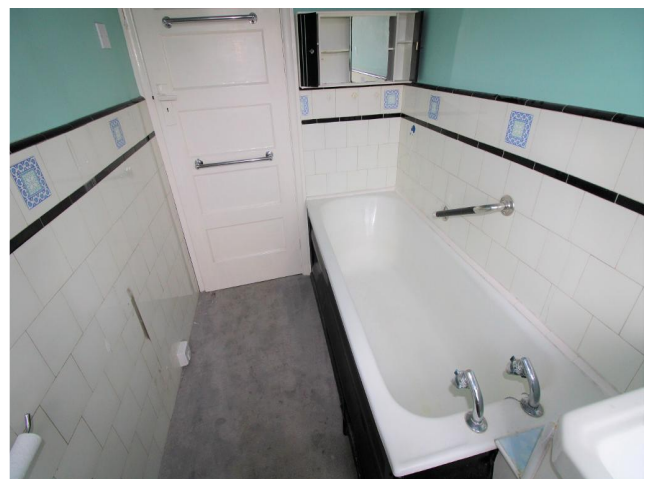
Tenure - Leasehold: 999 years from 25 December 1950.

Vendors solicitor will confirm exact term remaining.

Service Charge: Approximately 0.00 per annum / per calendar month to include buildings insurance although Vendors solicitor will confirm exact charges levied.

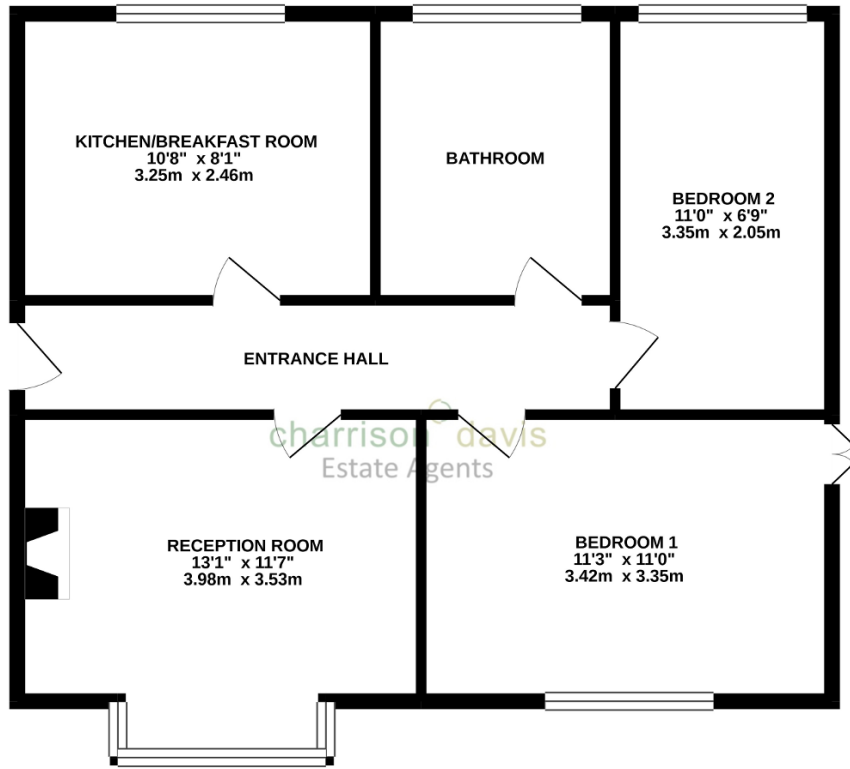
Ground Rent: £7 per annum (to be confirmed by Vendors solicitor)

About Hayes - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.



The district adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western Main Line to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.





TOTAL FLOOR AREA: 788 sq. ft. (73.2 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 and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	13 G	