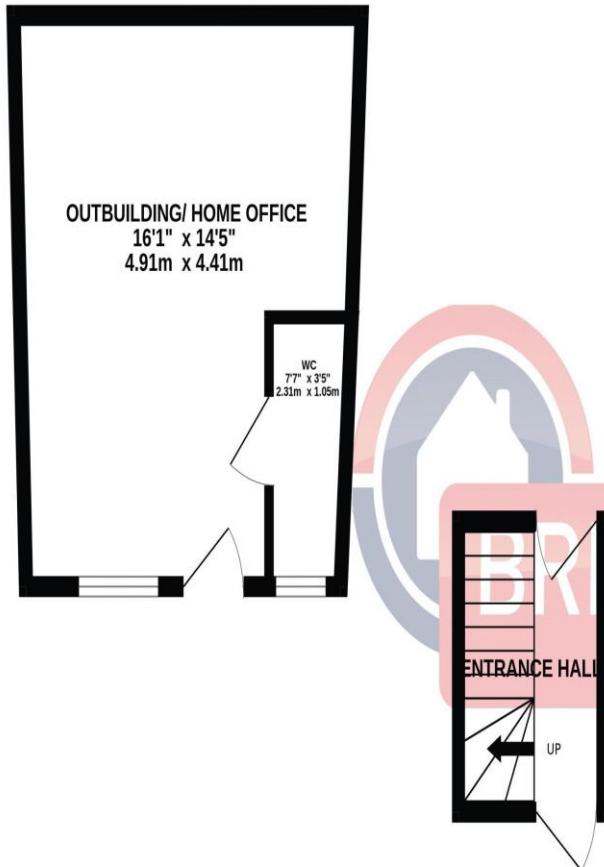


the floorplan...



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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more details from...

call: Brian Cox Northolt: 0208 842 4008
email: Jeff.Osullivan@brian-cox.co.uk
web: www.brian-cox.co.uk



BRIAN COX
ESTATE AGENTS

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



0208 842 4008
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OUTBUILDING/HOME OFFICE - PRIVATE GARDEN - STUNNING CONDITION - UNDERFLOOR HEATING. Brian Cox are delighted to offer this stunning two bedroom first floor maisonette. Located within only a short walk to Yeadon Lanes great bus link, local shops and schools. This is a must view for investors and first time buyers looking for their next home. Further benefits include private rear garden with outbuilding, double glazing and underfloor heating. Call early to avoid missing out.



Offers in Excess of
£350,000

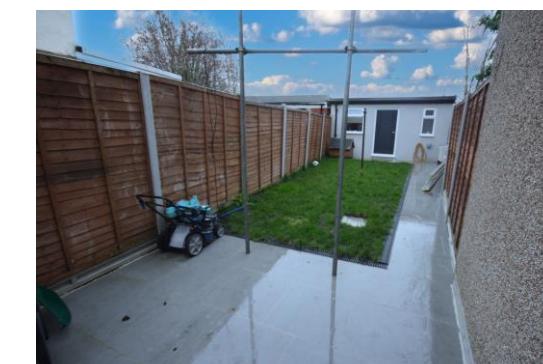
Errol Gardens, Hayes UB4 9EP

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Chain Free
- Stunning Outbuilding/ Home Office with Air Conditioning
- First Floor
- Private Garden
- Off Street Parking
- Modern Kitchen and Bathroom with Underfloor Heating



the location...

nearest stations ...

Southall (1.8 miles) - Elizabeth Line
Hayes & Harlington (1.9 miles) - Elizabeth Line
South Ruislip (2.0 miles)

Hayes is a town in West London, situated 13 miles (21 km) west of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965.

Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

There are many local schools in the area these include Downe Manor Primary School, Yeading Junior School, Viking Primary School, John Chilton School and Greenford High School.