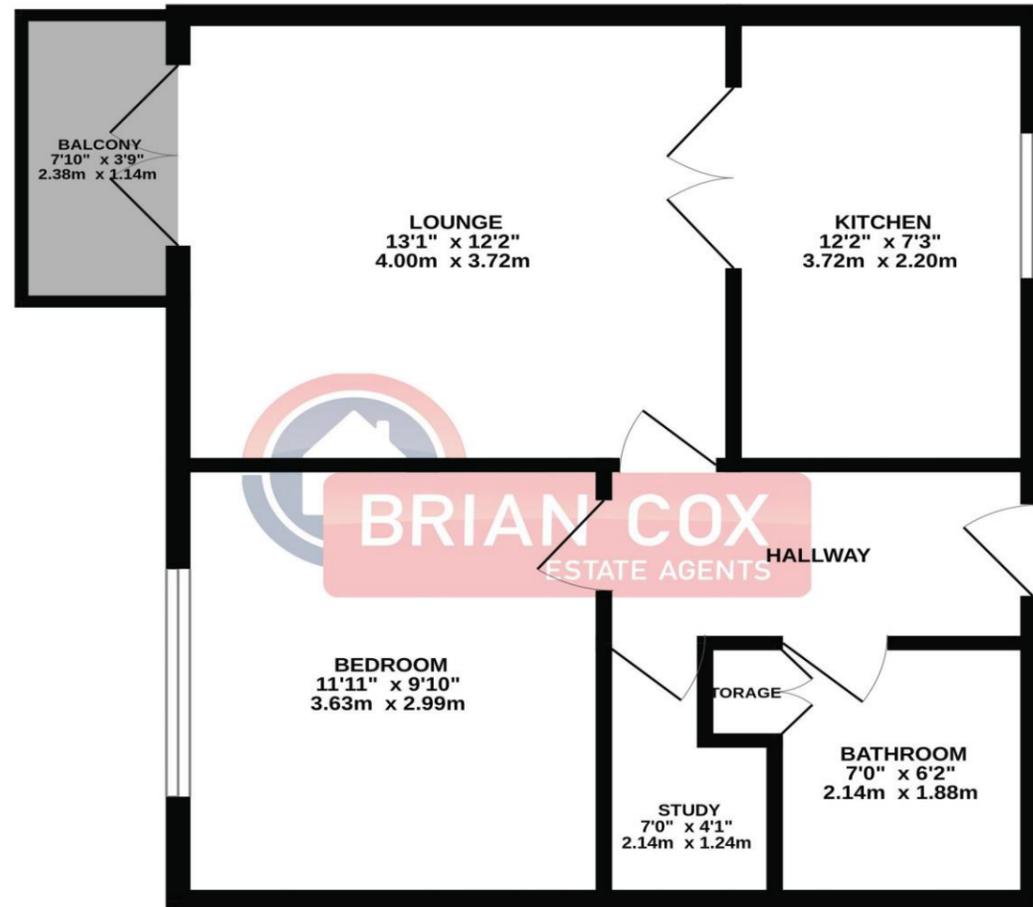


# the floorplan...

FIRST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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## more details from...

call: **Brian Cox Northolt: 0208 842 4008**

email: **Jeff.Osullivan@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 842 4008  
brian-cox.co.uk



Brian Cox present to the market this spacious one bedroom first floor flat situated on a quiet cul-de-sac in North Hayes just off Yeading Lane. The property is within walking distance to local shops and great bus links to Heathrow and a number of underground train stations. Benefits include one double bedroom, a study/office room, bathroom and a modern fitted kitchen. Further benefits include a balcony just off of the spacious reception room and a large external storage shed on the ground floor. Call early to avoid missing out.



£234,950  
Leasehold

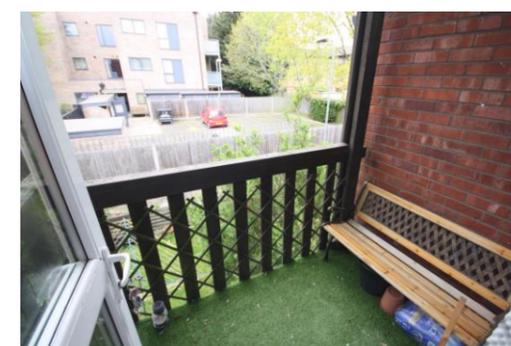
Maple Road, Hayes UB4 9NQ

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...

- One Allocated Parking Space
- Gas Central Heating
- First Floor
- Balcony
- Cash Buyers Only
- Modern Kitchen and Bathroom



## the location...

### nearest stations ...

- Northolt (1.7 miles)
- Southall (1.8 miles)
- South Ruislip (1.8 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 Grange Park Junior School, Hayes Park School, Dr Triplett's CofE Primary School and Rosedale Primary School.