





A TWO BEDROOM MAISONETTE WITH A 57FT X 28FT GARDEN - CHAIN FREE SALE

An ideal first time purchase or buy to let investment! This first floor maisonette is situated on a pleasant residential street and is conveniently situated to easily access a choice of local schools, rail links and playing fields.

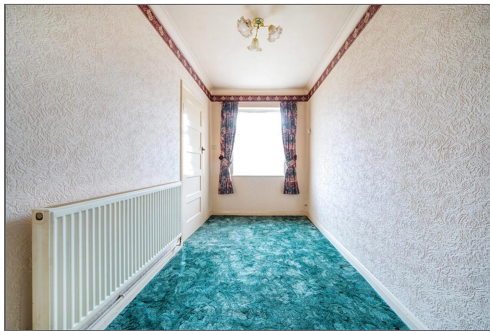
Accommodation consists of a reception room, good size kitchen, two bedrooms and bathroom.

Externally, there is a sunny aspect 57ft x 28ft rear garden.



KEY FEATURES

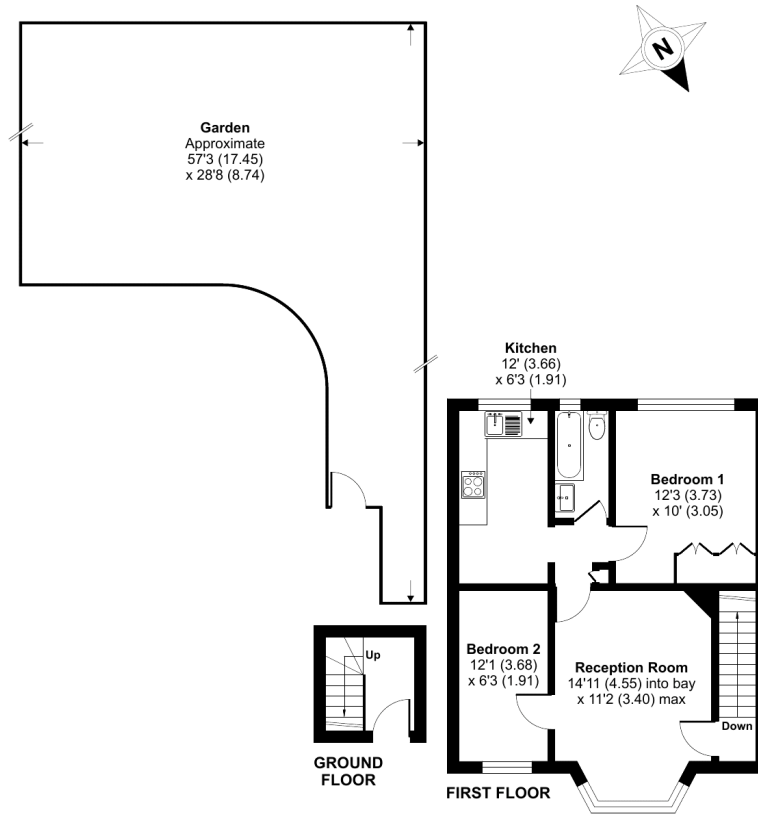
- First floor maisonette
- Chain free sale
- Private south-west facing garden
- Modernisation required
- Lease term: 102 years
- Ground rent: £150 per annum



Stratford Road, Hayes, UB4

Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for SM Properties. REF: 1225812

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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