



Nestles Avenue, Hayes, UB3 4QA

Offers In The Region Of £305,000

A good sized two bedroom first floor maisonette located in this popular residential location with access to local amenities and within easy reach of Heathrow Airport, M4 & M25 motorways. The property comprises lounge, kitchen, two bedrooms and bathroom, outside private rear garden and loft storage area.

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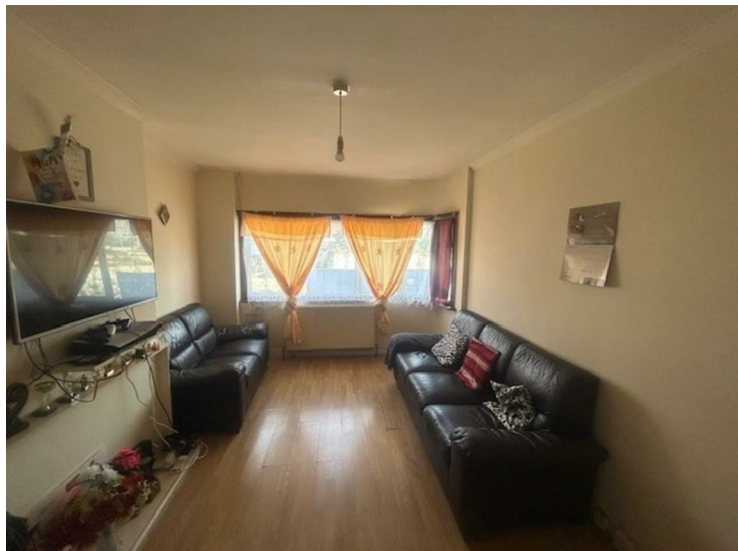
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Stairs to Front Door

Entrance Hallway

Radiator, laminate flooring, airing cupboard housing 'Main' boiler.

Reception 15'6 x 10'6 (4.72m x 3.20m)



Front aspect double glazed window.

Kitchen 8'4 x 7'9 (2.54m x 2.36m)



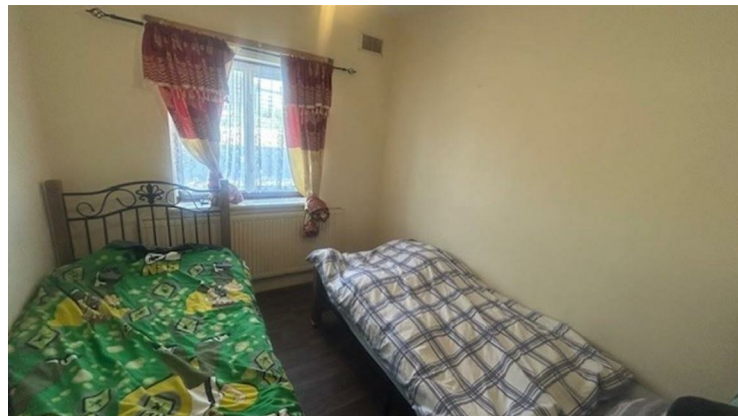
Single sink unit with mixer tap and cupboard below, further wall and floor mounted units, plumbing for washing machine, part tiled walls and tiled flooring, rear aspect double glazed window.

Bedroom One 14' x 10'3 (4.27m x 3.12m)



Rear aspect double glazed window, fitted wardrobes, radiator, vinyl flooring

Bedroom Two 9' x 8'3 (2.74m x 2.51m)



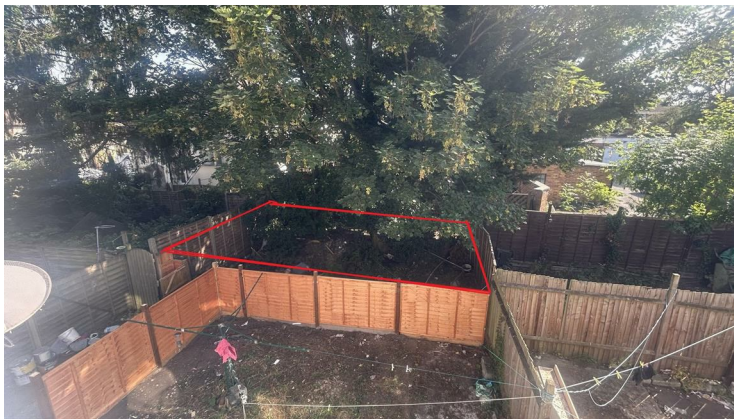
Front aspect double glazed window, radiator, vinyl flooring.

Shower Room

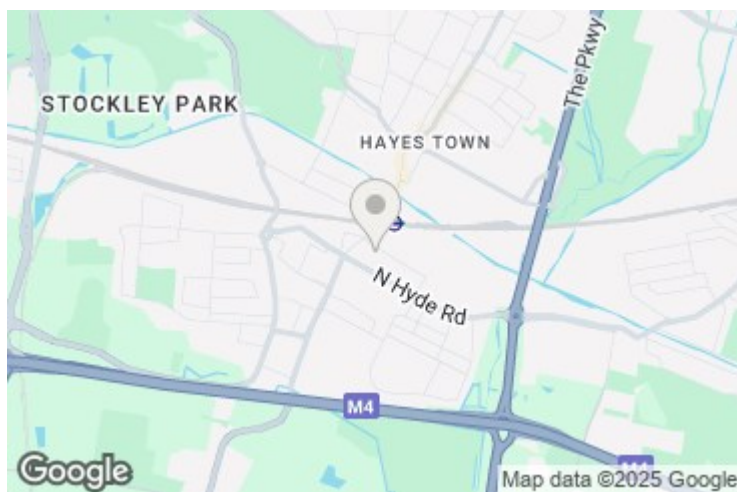


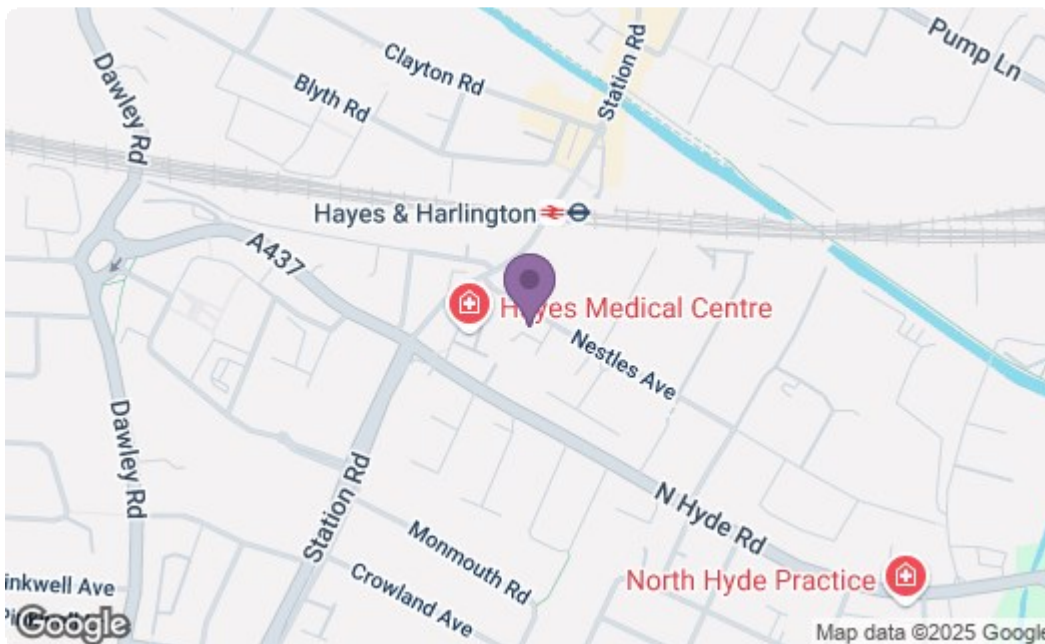
Shower cubicle with wall mounted shower, pedestal hand was basin, low level w/c, radiator, extractor fan.

Rear Garden



Laid to lawn area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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