

Marshall Drive, North Hayes, UB4 0SN

Located just off the Uxbridge Road in North Hayes, is this one bedroom mid terrace starter home. Well presented throughout, this property comprises of a living room with space for dining and a door opening out to a low maintenance rear courtyard garden, kitchen with fitted units and a first floor bathroom. Other benefits include double glazed windows, gas central heating and is offered with no onward chain. Conveniently located for access to several shopping opportunities, bus links to central Hayes, Uxbridge and Southall. EPC Rating: C

Asking Price: £250,000

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ENTRANCE HALL

Door to: radiator, carpet and a further door to...

LOUNGE

4.57m (15' 0")0 x 3.35m (11' 0")9

Double glazed window rear aspect with a double glazed door opening out to a rear courtyard garden, carpet, double radiator, radiator, power points and built in storage.

KITCHEN

2.13m (7' 0")9 x 1.52m (5' 0")5

Stainless steel single bowl and drainer with cupboard below, space for washing machine, space for fridge/freezer, power points, gas cooker point, wall and floor mounted units with work tops, tile effect flooring and tiled splash backs.

FIRST FLOOR LANDING

Walk in wardrobe, access to the loft space and a further walk in wardrobe housing the central heating boiler.

BEDROOM

3.35m (11' 0")9 x 3.05m (10' 0")1

Double glazed window rear aspect, power points, carpet and a double radiator.



BATHROOM

Double glazed frosted window, panel enclosed bath, low level W.C, pedestal wash hand basin, tiled splash backs and flooring.

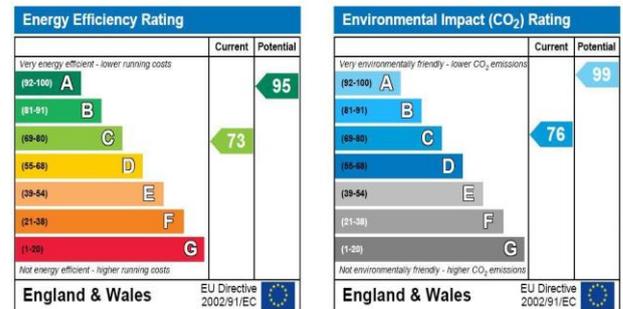


REAR GARDEN

A low maintenance paved garden with brick and part panel enclosed borders, to the rear there is an access gate and raised flower bed.



ENERGY PERFORMANCE RATING



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.

OPENING HOURS

Monday - Thursday: 09:00 - 19:00

Friday: 09:00 - 18:00

Saturday: 09:30 - 16:30

Sunday: closed

FREE MARKET APPRAISAL

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