



## Bourne Way, Hayes | OIEO £400,000 Leasehold

This exceptionally spacious two double bedroom ground floor maisonette occupies the ground floor of a detached modern house and is only a short walk from Hayes town centre. Sold with no onward chain this charming home is an ideal property for those looking to downsize and briefly comprises a large through lounge / dining room, a kitchen breakfast room, two double bedrooms, shower room and of particular note benefits from a sunny aspect rear garden and private garage to the rear. In our opinion there is scope to modernise to suit ones own tastes however this property is perfectly suitable to simply just move in and unpack should you wish. It is quite rare to find a detached property with only two households in such a popular residential area and we feel interest will be particularly strong so we strongly advice you book an early appointment to view to avoid disappointment.



- Beautiful sunny garden
- Garage
- Ground floor maisonette
- Short walk to Hayes town centre
- Sold chain free.
- Two double bedrooms

#### Entrance Hall

**Lounge / Diner** 23'0 x 10'11 (7.01 x 3.33)

**Kitchen / Breakfast Room** 15'0 x 8'4 (4.57 x 2.54)

**Bedroom One** 13'9 x 11'1 (4.19 x 3.38)

**Bedroom Two** 11'7 x 7'7 (3.53 x 2.31)

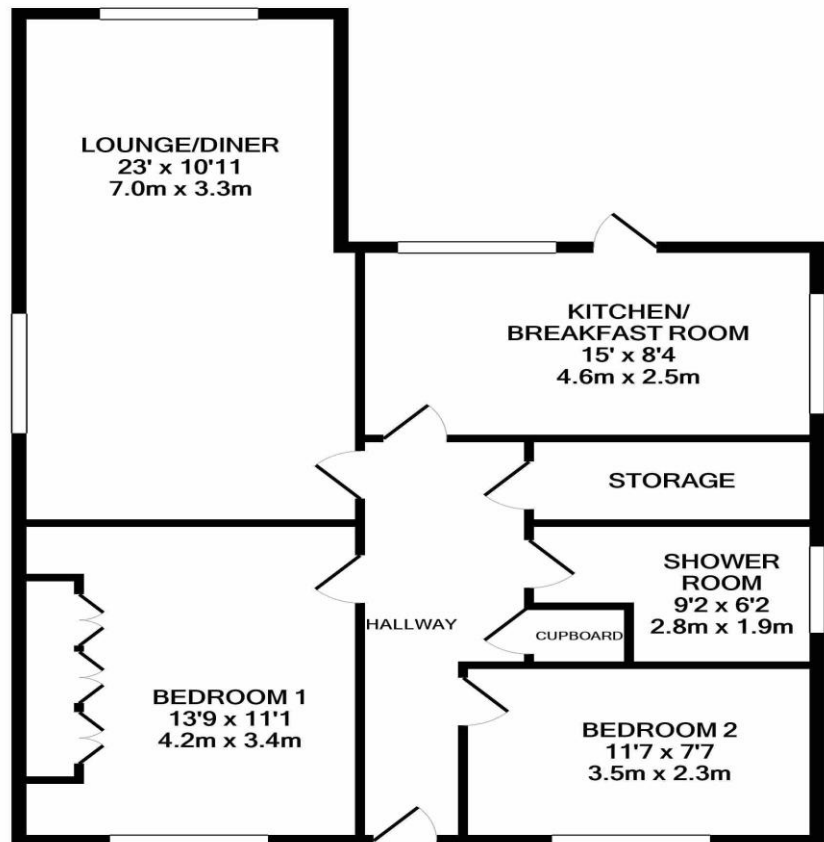
#### Shower Room

#### Garden

A pretty 30 ft laid to lawn garden with flowering borders and patio area.

#### Garage

Directions: From Hayes High Street turn right at the roundabout onto Bourne Way and the property can be found half way down on the corner of Prickley Wood.



TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
<b>UK</b>	EU Directive 2002/91/EC		<b>UK</b>	EU Directive 2002/91/EC	

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