







Lime Grove, Hayes, UB3 1JL

- One Bedroom
- Modern Fitted Kitchen & Diner
- Ample Storage Throughout
- Generous Front Garden
- EPC Rating C
- First Floor Maisonette
- Modern Fitted Bathroom Suite
- Large Reception Room
- Potential to Create Off Street Parking (Subject to Approval)
- Council Tax Band B

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HERE TO GET *you* THERE

Asking Price £265,000

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DESCRIPTION

Brought to the market on Lime Grove in Hayes is this well presented, one bedroom first floor maisonette. The property is fantastic for buyers looking to step onto the property ladder or as a long term buy to let investment with a gross yield in the region of approximately 6.5%.

The property comprises entrance foyer with storage cupboard, large reception room, master bedroom, modern bathroom suite and a modern fitted kitchen with dining area. Outside, the property has a generous front garden and has the scope to create your own driveway subject to council consent and approval. Further benefits include gas central heating with a newly installed boiler in 2023 and double glazed windows throughout.

Perfectly positioned in a quiet and popular residential location, with local schooling nearby, good transport links via Hayes & Harlington station, and the convenience of Hayes town just a short stroll or bus ride away, it represents a practical living option—especially for those commuting into London or seeking strong connectivity in the region, making it an ideal choice for first-time buyers, investors, or downsizers alike.

Leasehold:
Ground rent £10 per year
No service charge
Length of lease remaining 120
Building insurance paid annually at £337





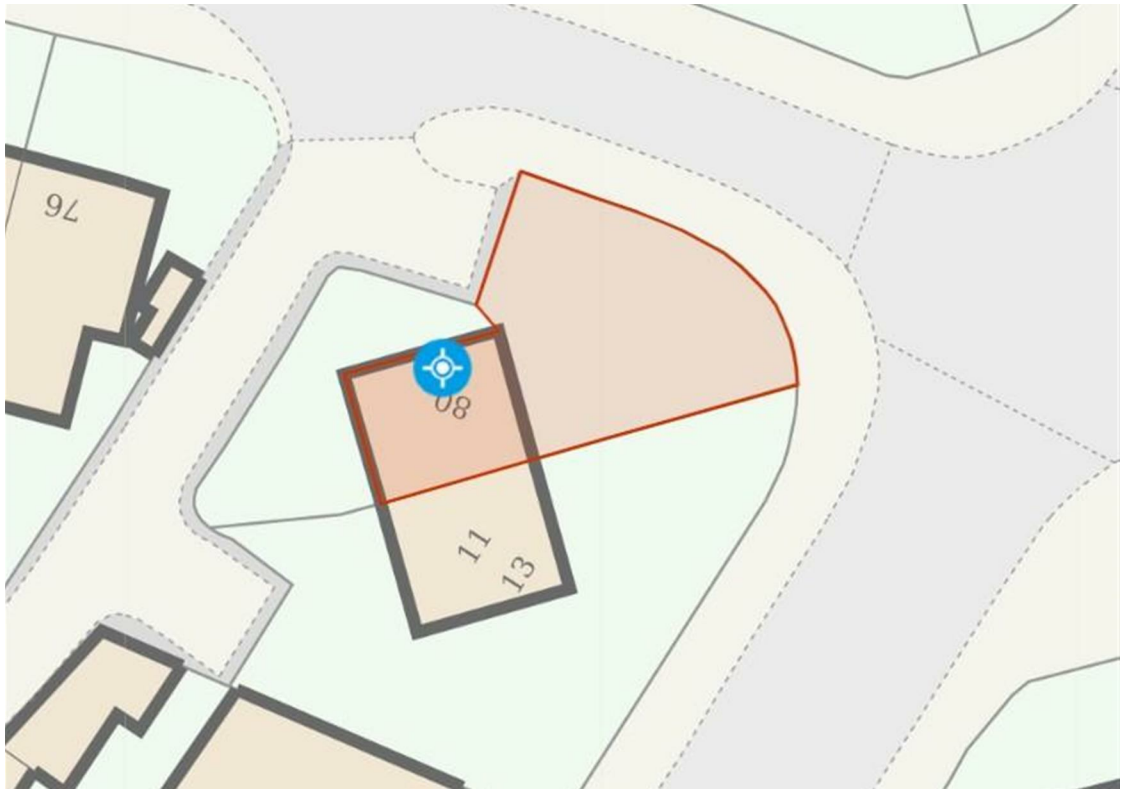


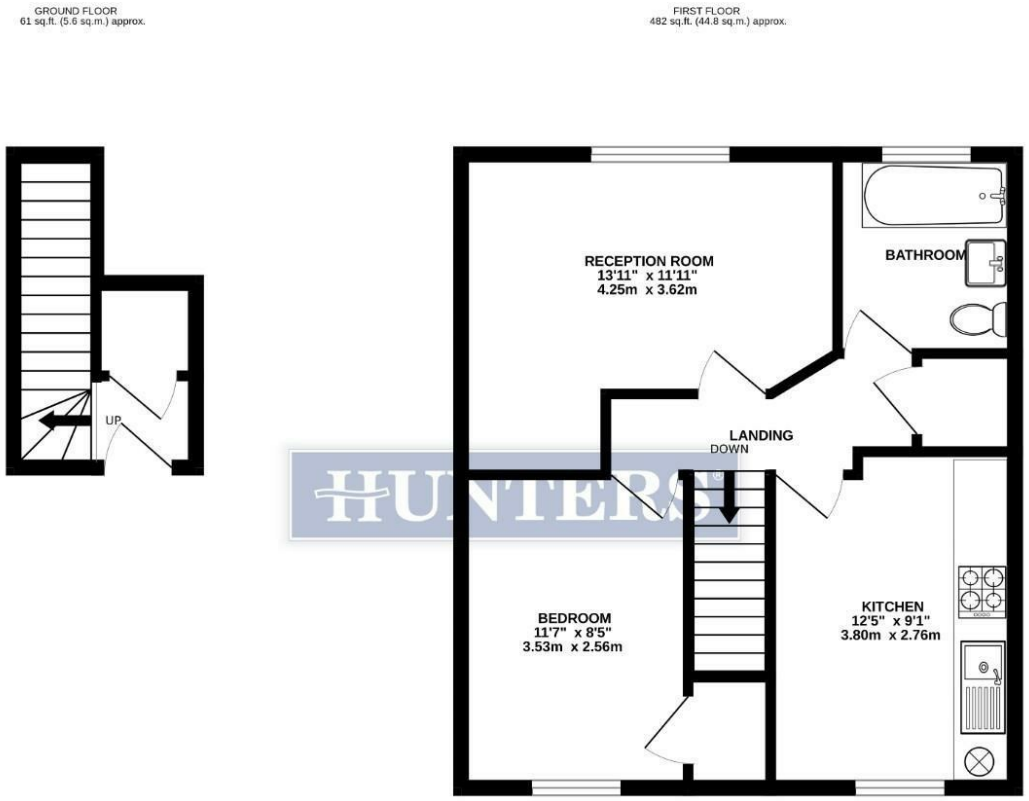





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Viewings

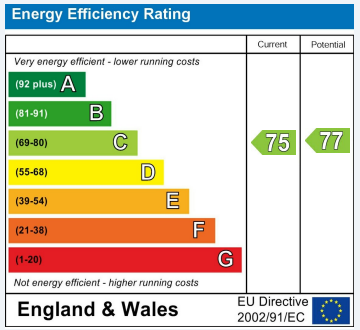
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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