

**2 Bed Maisonette**

**£1,400** per month



## **Melina Close UB3 2RA**

**SPACIOUS 2 BEDROOM MAISONETTE / SOUGHT AFTER**

**LOCATION:** A well presented 2 bedroom maisonette is situated in a convenient cul-de-sac location within walking distance of the Uxbridge Road shopping facilities, Beck Theatre and bus routes to Uxbridge, Hayes Town centre and Hayes mainline station to Paddington (Crossrail due 2022). Stockley Business Park and golf course and the M4/M25 motorway network are only a short drive away.

This much larger than average first floor maisonette features a spacious lounge, two bedrooms, fitted kitchen and a fitted bathroom with integrated shower.

Other benefits include double glazed windows and a garage.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,400
- \* Council Tax Band C

## **Accommodation**

**2 Bedroom Maisonette**

**Conveniently Near  
Uxbridge Road**

**Fitted Bathroom + Shower**

**Spacious Accommodation**

**Garage in a block**

**EPC Rating E**

## Ground Floor

**Entrance** - Carpeted stairs to first floor.

## First Floor

**Lounge** - 15' 8" x 10' 9" (4.8m x 3.3m) Laminate flooring, radiator and double glazed window to rear aspect.

**Kitchen** - 9' 6" x 8' 10" (2.9m x 2.7m) Tiled flooring. fridge, electric hob and oven. Fitted wall and base units with worktops to include a single drainer sink unit, part tiled walls and splashbacks. Double glazed window to rear aspect.

**Bedroom 1** - 12' 9" x 10' 2" (3.9m x 3.1m) Carpet flooring, radiator, fitted wardrobe and double glazed window to front aspect.

**Bedroom 2** - 9' 2" x 6' 2" (2.8m x 1.9m) Carpet flooring, radiator, storage and double glazed window to front aspect.

**Bathroom** - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

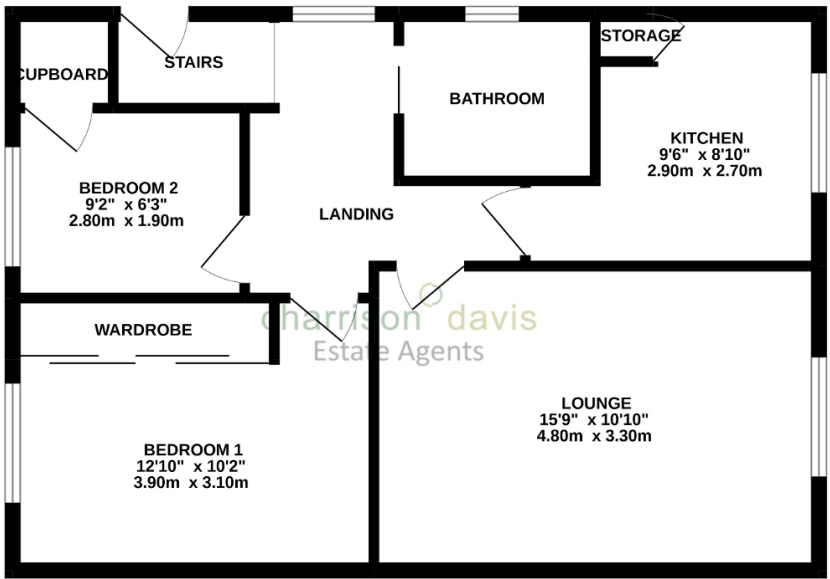
## Exterior

**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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