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561 Uxbridge Road, Hayes, UB4 8FJ  
£300,000

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- Ground Floor Apartment
- 117 Years Lease Remaining
- Close To Public Transport Links
- Good Condition Throughout
- Communal Garden Area
- Two Double Bedrooms
- Parking Available
- Low Maintenance Costs
- Nearby Proximity To Local Shops & Schools
- Chain Free Sale

## Description

This well-presented two-bedroom property offers comfortable and practical living, ideal for first-time buyers, small families, or investors.

The home comprises a welcoming reception room, perfect for relaxing or entertaining, alongside a well-appointed kitchen with ample storage and workspace. There are two good-sized bedrooms, providing flexible accommodation, and a family bathroom.

Situated within a well-maintained development, residents benefit from allocated parking as well as additional visitors' parking. The property also features a secure entry system, and access to attractive communal gardens.

## Situation

Marsh Court is situated in Hayes and is walking distance to the Uxbridge Road providing an array of amenities, along with a choice of bus routes to Heathrow and the Elizabeth Line. Uxbridge road has a range transport links and shopping facilities are all close by. You are a short drive to Uxbridge and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways. The newly opened Elizabeth Line is also easily accessible making journeys into central London a breeze. Metropolitan/Piccadilly Line trains run from Uxbridge Station.



