

ALLDAY  
& MILLER



Marina Approach, Hayes, UB4 9TB  
£375,000

2 1 1 C



## Marina Approach, Hayes, UB4 9TB

**£375,000**

- Long Lease Of 999 Years
- Private Rear Garden With Direct Access To The Marina
- Superbly Rare Marina & Waters Views
- Electricity & Water Connection In Private Garden
- Only £400 Service Charge & No Ground Rent
- Allocated Parking Available
- Two Generously Spacious Bedrooms
- Fully Boarded Loft With Ample Storage Space & Extension Potential (STPP)
- Fantastic Condition Throughout - Turn Key
- Chain Free

## Description

This exceptional two-bedroom maisonette is presented in superb condition throughout and offers a rare opportunity to enjoy stunning marina and water views from a beautifully maintained home. Finished to a high standard, the property benefits from a spacious and well-balanced layout, two private balconies, allocated parking, and a beautifully kept rear garden complete with electric and water connections. A truly standout feature is the direct access from the garden onto the marina, creating a unique waterside setting rarely available in the area. Further benefits include an impressive 999-year lease, making this an ideal purchase for both owner-occupiers and investors alike.

## Situation

Marina Approach, Hayes is well located in a convenient and popular residential area. The property is within easy reach of Hayes & Harlington Station, offering excellent transport links via the Elizabeth line with direct access into Central London, including Paddington, the City, and Canary Wharf. There are also regular bus routes nearby connecting to surrounding areas and Heathrow Airport. Hayes Town Centre is a short distance away, providing a range of shops, supermarkets, cafes, and everyday amenities. The area is well served by local schools, with nearby options including Hayes Park Primary School and Botwell House Catholic Primary School, as well as secondary schools such as Hayes School and Rosedale College, making it an ideal location for families.



