



## Woodlands Hayes

£220,000

- GROUND FLOOR
- PRIVATE PATIOED GARDEN - PETS ALLOWED
- BALCONY TO BOTH BEDROOMS
- Council Tax Band - E
- IDEAL FOR DISABILITIES/ MOBILITY ISSUES
- EPC Rating: Awaited



 2  2  1





## About the property

GROUND FLOOR - PRIVATE PATIOED GARDEN - BALCONY TO BOTH BEDROOMS. LIFT

Comprising of communal entrance/ private entrance to garden patio doors, inner hallway, 2 double bedrooms, balcony off of both bedrooms, en suite, family bathroom, 2 allocated parking spaces, private patioed garden.

## Accommodation

### Communal Entrance

Lift access

### Entrance Hall

Storage.

### Kitchen/Lounge/Diner

24' 7" x 19' ( 7.49m x 5.79m )

Matching wall and base units with integrated fridge freezer, washing machine and dishwasher.





14' 11" x 9' 2" ( 4.55m x 2.79m )

Carpeted flooring, radiator, power points, door to side balcony.

## Bedroom One

13' 11" x 9' 2" ( 4.24m x 2.79m )

Carpeted flooring, power points, radiator, double glazed door to balcony.

## Ensuite Shower Room

Comprising W.C., wash hand basin and double shower. Tiled.

## Bedroom Two

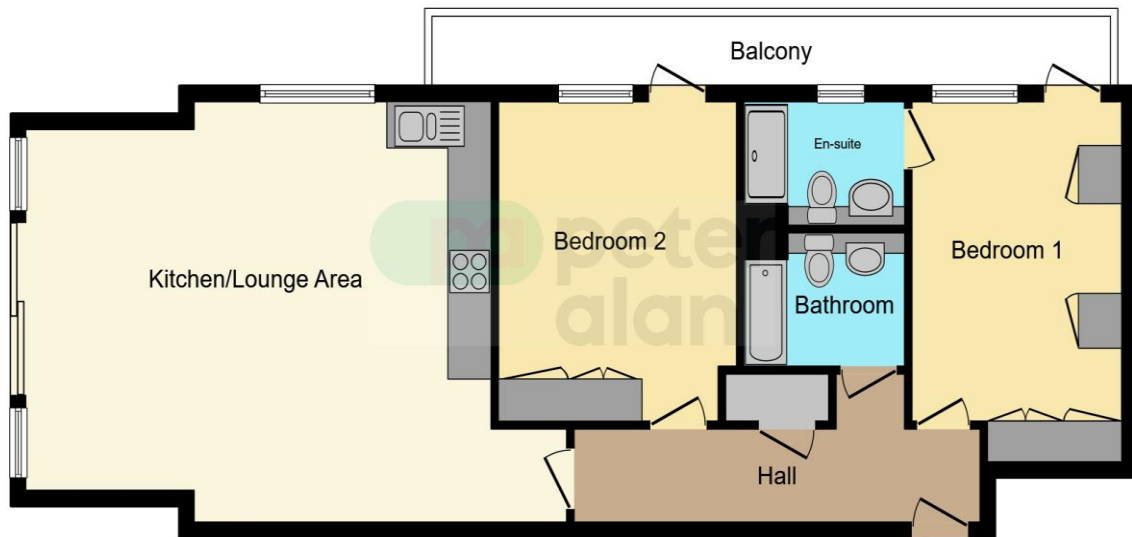
## Bathroom

W.C., wash hand basin, bath with overhead shower, glass panel, tiled walls and floor, radiator, extractor.

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## Floorplan



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