



Woodhouse Close, Hayes, UB3 1NJ

- Mid-terrace house
- Garage
- Cul-de-sac location
- Private rear garden
- Off street parking
- Two double bedrooms
- Close to Hayes & Harlington Station
- Excellent condition

Asking Price £435,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Nestled in a sought-after residential location, this immaculate two-bedroom freehold mid-terrace house offers a perfect blend of comfort, convenience, and connectivity. Ideal for first-time buyers, downsizers, or investors, this home is well presented and boasts a range of desirable features.

Accommodation

Providing accommodation that briefly comprises, an entrance porch leading to a large 18 x 11 foot lounge/diner and a separate recently renovated kitchen. The first floor includes two double bedrooms, a family bathroom and access to the loft.

Outside

To the rear, there is an attractive, private, low-maintenance garden featuring a patio space ideal for summer gatherings. At the front, a paved off street parking space for one car as well as a garage located in a block across from the property.

Situation

Conveniently positioned within easy reach of Hayes and Harlington Station, offering Elizabeth Line services into central London. The area is well served by a number of reputable schools, making it an ideal location for families. For motorists, the M4 is just a short drive away, providing swift access to London, the M25 motorway network and Heathrow airport.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

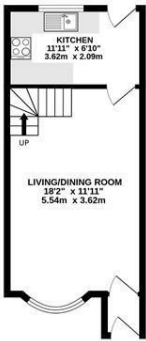
Council Tax Band: D

EPC: TBC

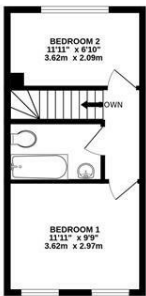
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
335 sq ft. (30.9 sq m.) approx.



1ST FLOOR
293 sq ft. (27.2 sq m.) approx.



TOTAL FLOOR AREA: 608 sq ft. (56.5 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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