

Brendon Close

Hayes • Middlesex • UB3 5NH

Guide Price: £180,000



coopers
est 1986

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An outstanding first floor studio flat offered to the market with the added benefit of having no further chain, an extended lease and found in a popular location not far from multiple transport links and various amenities. This delightful flat has been redecorated throughout offering a modern fitted kitchen, attractive bathroom with dressing area and fitted wardrobe with shelving, spacious 19ft studio room with bay window and entrance hallway. The property is ideal for those looking to take their first step on the property ladder as well as the savvy investor.

Studio flat

First floor

No chain

Great condition

Modern bathroom

19ft Studio room with bay window

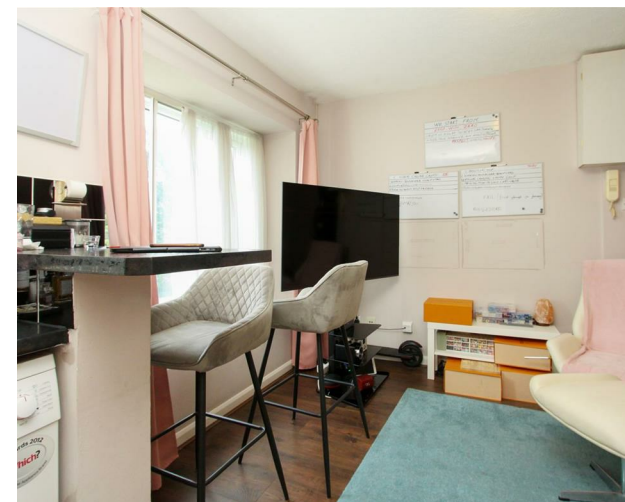
Contemporary fitted kitchen

Convenient location

Allocated parking for one car

Extended lease

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Brendon Close is a popular residential development conveniently located giving access to a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. Hayes Town is a short distance away providing a more extensive range of shops and restaurants along with Hayes and Harlington mainline rail station (Crossrail) with its direct line to Paddington.

Description

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Outside

The flat has a loft which is accessible via a ladder and provides plenty of storage space with a boarded floor. The property also has one allocated parking space and a well tended communal garden.



Schools:

William Byrd Primary Academy 0.4 miles
Heathrow Primary School 0.9 miles
Harlington School 0.9 miles



Train:

London Heathrow Airport Terminals 1, 2 & 3 1 mile
Heathrow Express Terminals 1, 2 & 3 1.1 miles
Hayes & Harlington 1.5 miles



Car:

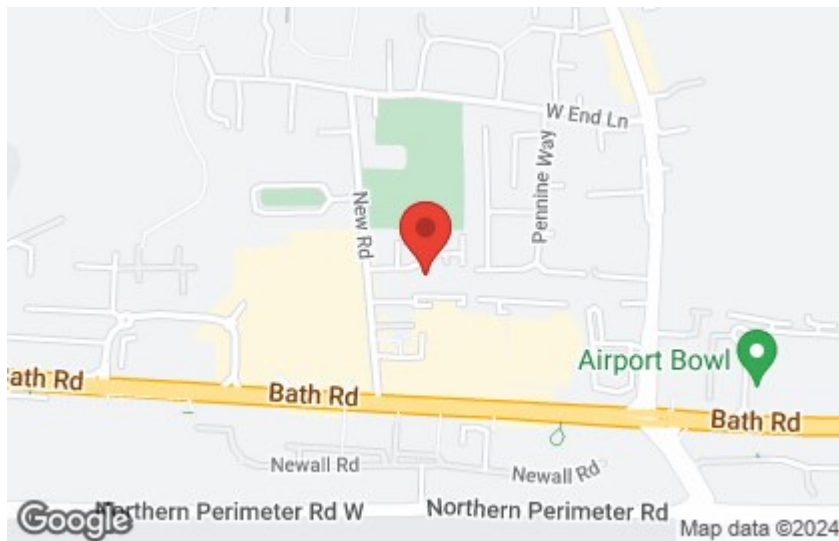
M4, A40, M25, M40



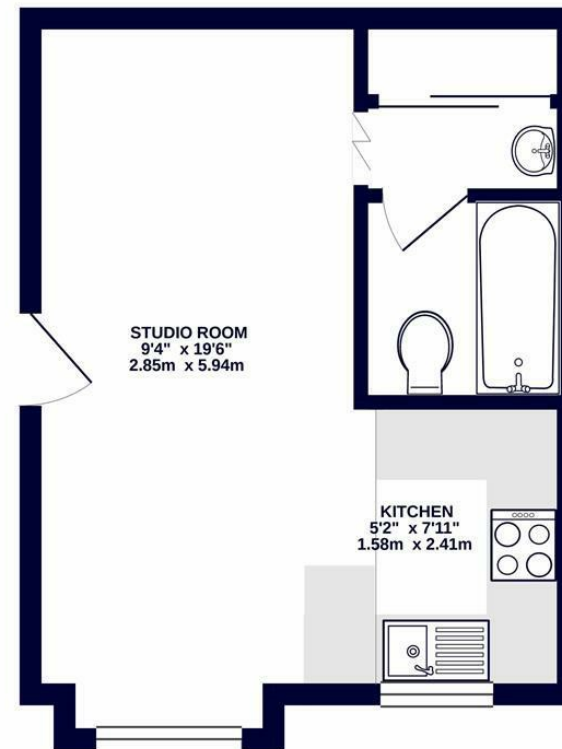
Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 272 sq.ft. (25.3 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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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	89	64

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.