



**Paddington Close, Hayes**

**Asking Price £475,000**





# Paddington Close, Hayes

## DESCRIPTION

An immaculate and beautifully presented, two bedroom home situated on Paddington Close in Yeading. This light filled property offers modern and elegant living throughout, perfect for buyers who want to just move straight in.

As you enter the property via the porch you are greeted with an open plan living space, comprising reception room and modern fitted kitchen, to the first floor there are two double bedrooms both with fitted wardrobes and a separate, modern three piece bathroom suite. Outside the property has a part patio, part lawn rear garden and to the front you have a garage with a parking space in front. The home offers further potential to extend in the future (subject to planning permission), gas central heating and double glazing throughout.

Paddington Close is situated in Yeading and is close to bus routes, amenities and schools. You are within driving distance to the A312/A40 motorway links, Heathrow Airport and the Uxbridge Road providing further access to surrounding areas. Viewings are highly recommended for this stunning home.

- Two Bedrooms
- Semi Detached
- Immaculate Condition
- Modern Bathroom Suite
- Modern Fitted Kitchen
- Garage & Parking
- Rear Garden
- Open Plan Living
- Further Potential to Extend (STPP)
- EPC Rating: D

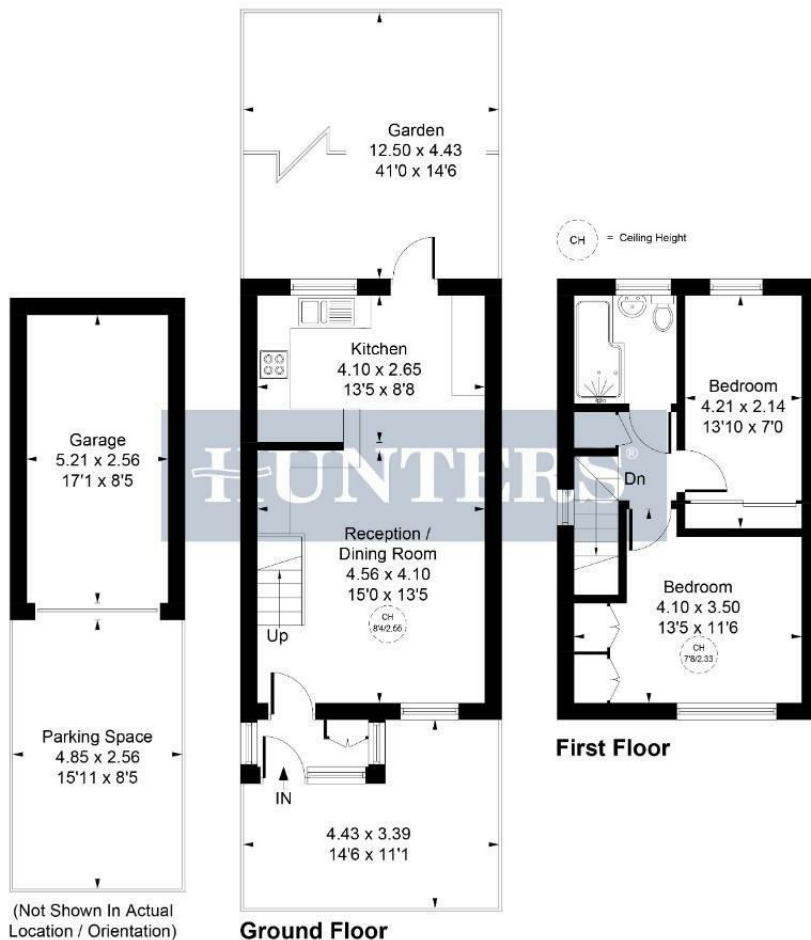








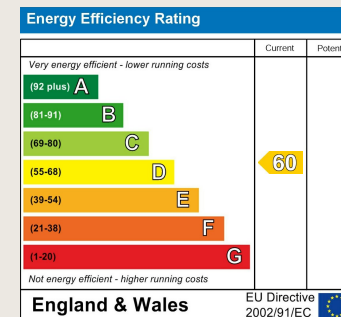
Approximate Gross Internal Area = 62.90 sq m / 677 sq ft  
 Garage = 13.48 sq m / 145 sq ft  
 Total = 76.38 sq m / 822 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Produced for Hunters

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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