



Westlake Close, Hayes, UB4 9RT

- Two Bedrooms
- Own Driveway to Garage
- Potential to Extend & Convert (STPP)
- Cul-de Sac Location
- Close Proximity to Amenities, Schools & Transport Links
- Link Detached Home
- Modern Fitted Bathroom
- Private Rear Garden
- Gas Central Heating & Double Glazing Throughout
- EPC Rating: C

Asking Price £475,000



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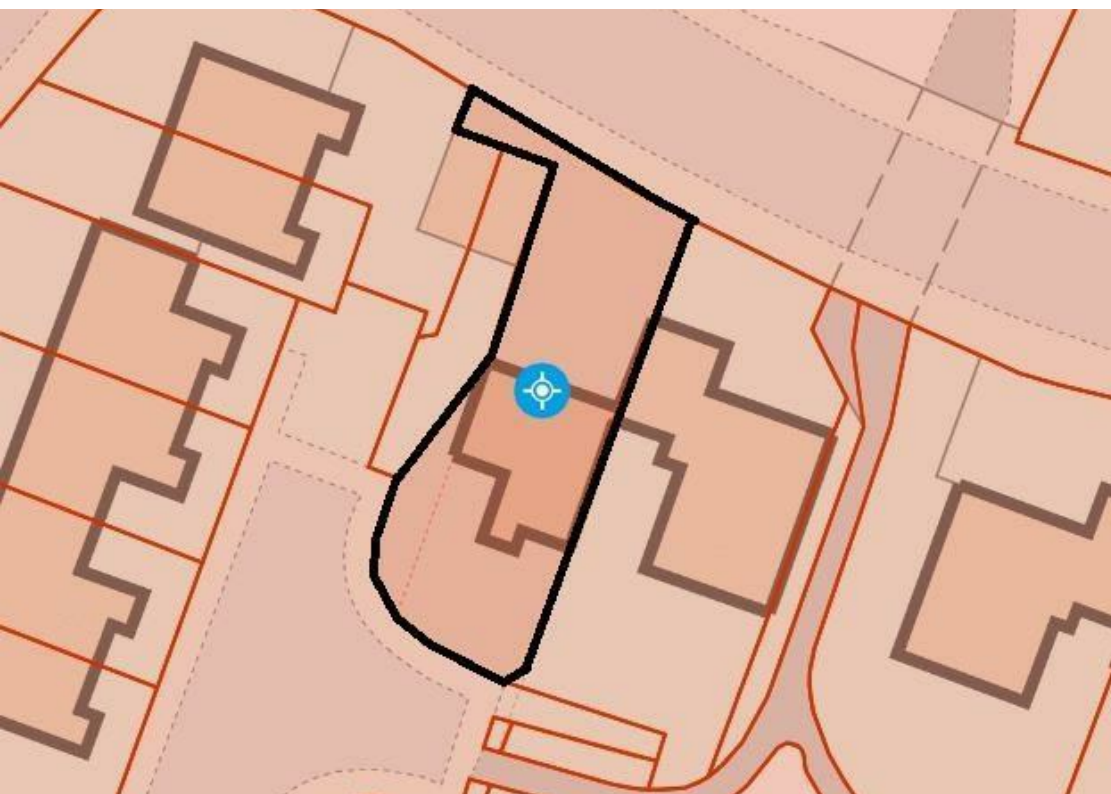
DESCRIPTION

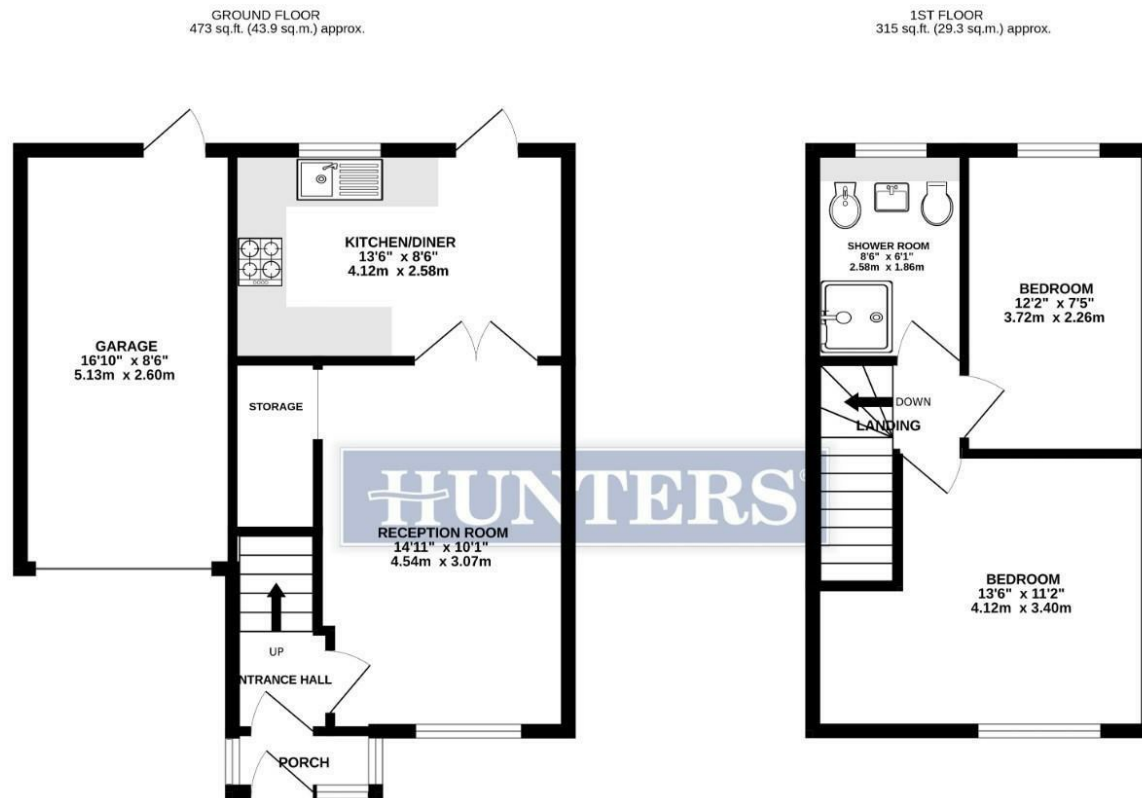
Situated on Westlake Close is this two bedroom, link detached home being offered for sale on a popular cul de sac in Yeading. The property is perfect for first time buyers wanting to step onto the property ladder and offers further potential to extend and convert subject to planning permission.

The property comprises entrance porch to hall, reception room, kitchen/diner, two first floor bedrooms and a modern shower suite. Outside the property has a private rear garden, single garage and its own driveway.

Westlake Close is situated in Yeading and is within close proximity to local amenities, transport links, schools and dual/motorway links such as the A312/A40/M25/M4 corridors. Accessibility to local train stations are also in commuting range with Northolt Train Station & Hayes and Harlington Mainline station offering, Metropolitan, Piccadilly and Elizabeth Line services.







TOTAL FLOOR AREA: 788 sq.ft. (73.2 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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Viewings

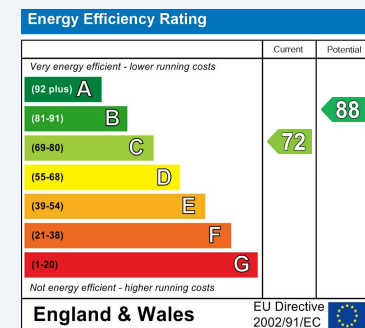
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.