ALLDAY & MILLER

Wendover Close, Hayes, UB4 9RQ
£450,000

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- Two Double Bedrooms
- Bovis Built
- Freehold
- Good Transport Links
- Popular Location

- Semi-Detached
- Off Street Parking
- Cul-De-Sac Location
- Potential To Extend STPP
- Walking Distance To Yeading Marina

Description

Welcoming a stunning two double bedroom semi-detached home, situated on a popular residential Cul-De-Sac.

Brought to the market this 'Bovis built' home in great condition with further potential to extend STPP. The accommodation comprises of, a welcoming entrance porch, reception room filled with ample of natural light which flows into the modern fitted kitchen with a patio door providing access to the private rear garden.

Rising to the first floor enjoys two generously sized double bedrooms and a family bathroom.
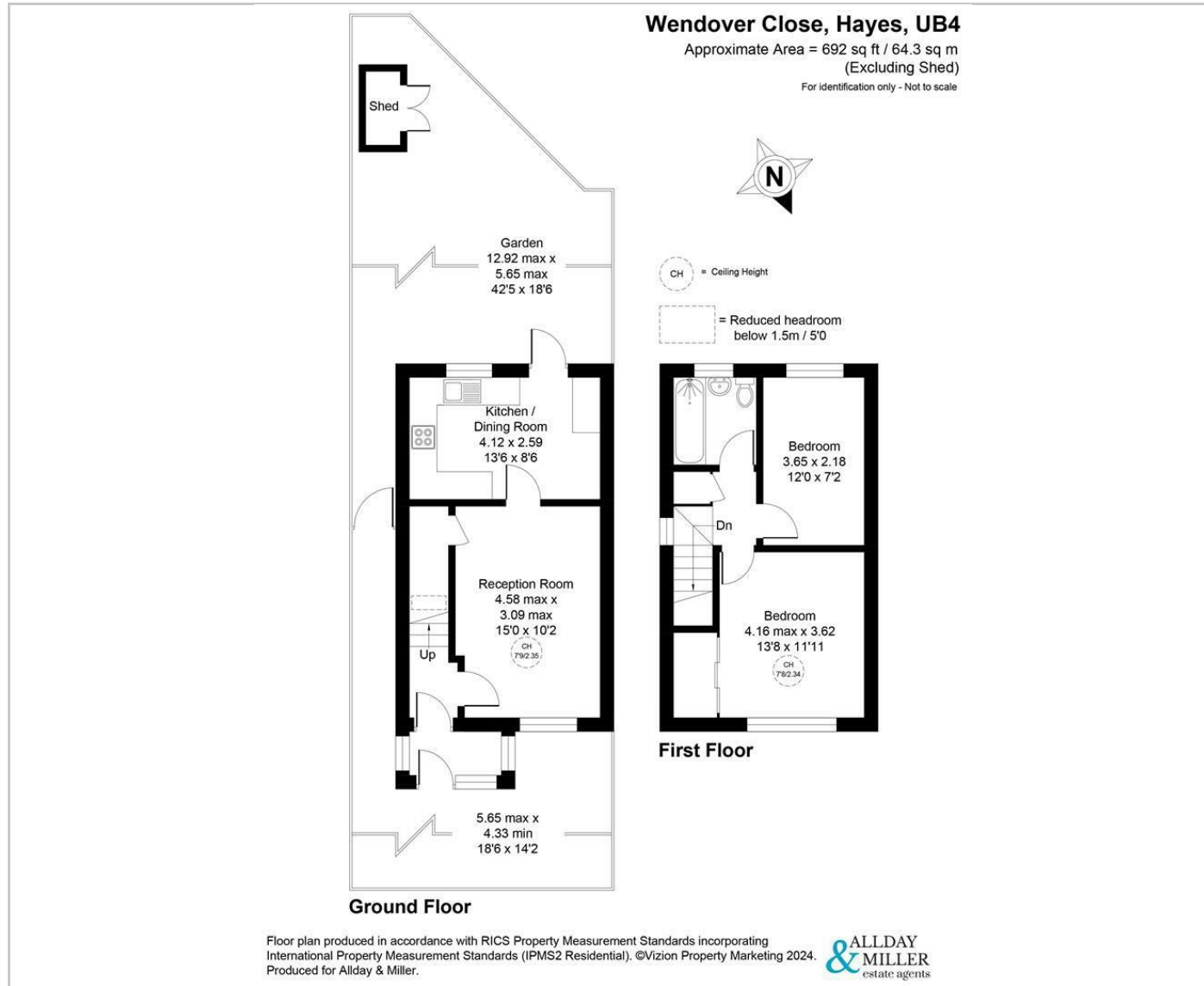
To the front of the property a driveway benefiting from off road parking. To the rear a garden with a decking and lawn area ideal for outside entertainment.
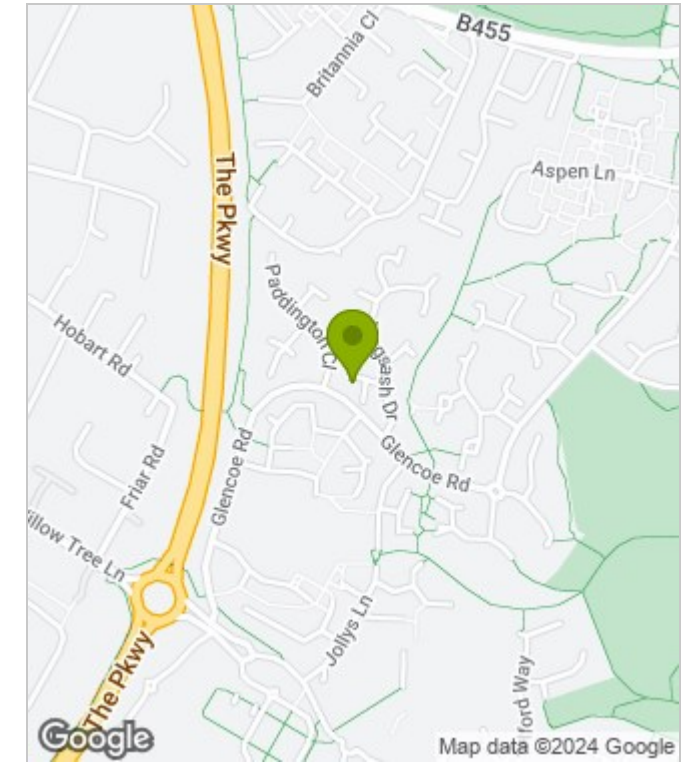
Situation

Wendover Close is nestled away in a quiet location on the Glencoe development. This popular residential area is close to Tesco Superstore, Starbucks and the admired Yeading Marina. Transport links on the doorstep for the A40/London, Northolt, Ealing, Heathrow airport, Uxbridge & Hayes Town (Hayes & Harlington station with the Elizabeth Line). Also within easy reach the M4/M25 Motorways. A number of highly regarded schools in the local area including Barnhill Community High School and Lady Margert primary school.
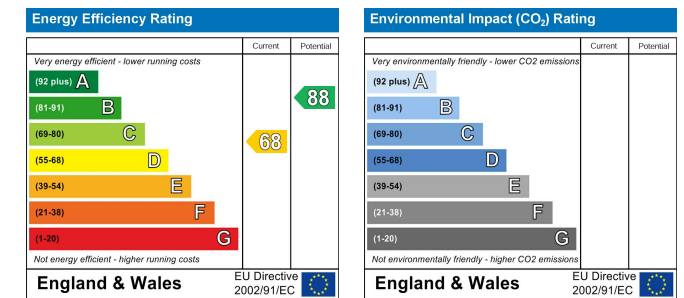
Floor Plans

Wendover Close, Hayes, UB4

Approximate Area = 692 sq ft / 64.3 sq m
(Excluding Shed)
For identification only - Not to scale

Shed

N

Garden
12.92 max x
5.65 max
42'5 x 18'6

CH = Ceiling Height

= Reduced headroom
below 1.5m / 5'0

Kitchen /
Dining Room
4.12 x 2.59
13'6 x 8'6

Bedroom
3.65 x 2.18
12'0 x 7'2

Dn

Reception Room
4.58 max x
3.09 max
15'0 x 10'2

CH
7'9/2.35

Up

Bedroom
4.16 max x 3.62
13'8 x 11'11

CH
7'8/2.34

First Floor

5.65 max x
4.33 min
18'6 x 14'2

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
Produced for Allday & Miller.

ALLDAY & MILLER estate agents

Area Map

Map data ©2024 Google

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC