









Wilmar Close, Hayes, UB4 8ET

£550,000

- Semi-Detached House
- W.E Black 1930's Build
- Potential To Extend STPP
- Popular Location
- Driveway

- Freehold
- Large Rear Garden
- Cul-De-Sac
- Good Transport Links
- Walking Distance To Shops

## **Description**

An immaculate 1930s semi-detached home situated on a popular cul-de-sac in Hayes End offers great potential to expand (stpp).

This well presented family home on offer comprises of an inviting entrance hall, bright and spacious reception room, modern fitted kitchen/ dining room leading into the conservatory which overlooks and provides access to the large rear garden.

Rising to the first floor enjoys two double bedrooms. a smaller third room and a family bathroom suite.

To the front of the accommodation a lawn area and paved space for off road parking. To the rear a 120 foot beautiful private garden, ideal for outside dining and entrainment.

## **Situation**

Wilmar Close is situated in North Hayes and is walking distance to the Uxbridge Road providing an array of amenities, along with a choice of bus routes to Heathrow and the Elizabeth Line. Uxbridge road has a range transport links and shopping facilities are all close by. You are a short drive to Uxbridge and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways. The newly opened Elizabeth Line is also easily accessible making journeys into central London a breeze. Metropolitan/Piccadilly Line trains run from Uxbridge Station.





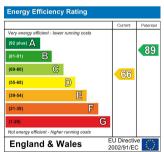


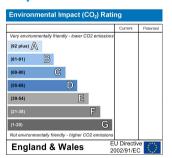
## Floor Plans Area Map





## **Energy Performance Graph**





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