



Westbourne Close, Hayes, UB4 9AW
£535,000





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- Freehold Property
- Excellent Condition
- Loft Conversion With Dormer
- Quiet Cul-De-Sac
- Forecourt Parking For Three Cars
- Three Double Bedrooms
- Two Bathrooms
- Large Enclosed Porch Entrance
- Excellent Transport & Road Links
- South Facing Rear Garden

Description

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property, a convenient downstairs bedroom, family bathroom and WC. The sleek fitted kitchen providing ample space and modern appliances, a conservatory and bright airy reception room.

Rising to the first floor, you will find two bedrooms, each providing a peaceful retreat, along with another bathroom that caters to the needs of the household.

Outside, the property boasts a front drive with parking, ensuring convenience for residents. The rear private rear garden ideal for outdoor dining and entertainment.

Situation

Westbourne Close in the heart of North Hayes. With easy access to a variety of local amenities including Lombardy Retail Park (within walking distance) and the Uxbridge Road with its array of shops and restaurants. Transport links here provide popular bus routes, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport reachable in 10 minutes by car. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into Central London a breeze. A number of highly rated schools including Yeading Primary School and Barnhill Secondary School also within close proximity.



Westbourne Close, Hayes, UB4
Approximate Area = 1197 sq ft / 111.2 sq m
For identification only - Not to scale

Ground Floor

Garden
8.99 x 5.21
29'6 x 17'1

Conservatory
3.12 x 2.49
10'3 x 8'2

Kitchen
3.45 x 3.02
11'4 x 9'11

Bedroom
3.86 max x
3.05 max
12'8 x 10'0

Reception Room
7.34 max x
3.56 max
24'1 x 11'8

Up

First Floor

Store

Bedroom
5.74 max x
3.00 max
18'10 x 9'10

Dn

Bedroom
5.74 max x
3.33 max
18'10 x 10'11

= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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Kingshill Ave

Owen Rd

Yeadling Ln

St Raphael's RC Church, Hayes

Barnhill Community High School

Medivet Reading - Pet Vaccination Centre

Stratford Rd

Yeadling Fork

Shakespeare Ave

Google

Map data ©2025 Google

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | | |
|--|---------|--|---------------------------------|--|-----------|---------------------------------|
| | Current | Potential | | Current | Potential | |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | | <p>Current</p> <p>Potential</p> | <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> | | <p>Current</p> <p>Potential</p> |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | | <p>87</p> <p>65</p> | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | |

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