



Paddington Close, Hayes, UB4 9QH

THIS IS A WELL PRESENTED 'BOVIS' BUILT AND EXTENDED 2 DOUBLE BEDROOM SEMI DETACHED HOUSE WITH A LARGER THAN EXPECTED REAR EXTENSION AND SCOPE TO FURTHER EXTEND INTO THE GARAGE SPACE STPP. Located within this much sought after modern style development with excellent transport links for Northolt station, A40 London, access onto the Hayes-by-Pass for Hayes and Harlington Elizabeth line station, Heathrow and the M4 London. Tesco Superstore and the picturesque Willow Tree Nature Park, Marina / Grand Union Canal are also within short walking distance. This delightful property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge, full width kitchen/breakfast room, impressive dining room extension with feature Bi folding doors and an attached garage with your own drive or 3 cars. Outside has attractive front and rear gardens.

GREAT FIRST TIME BUY OR BUY-TO-LET INVESTMENT!

Asking Price £489,950

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Approximate Gross Internal Area = 91.11 sq m / 981 sq ft
(Including Garage)



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 purchase.
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Energy Efficiency Rating

	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>72</p>	<p>85</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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