

Barra Wood Close

Hayes • Middlesex • UB3 2UJ
Guide Price: £465,000



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est 1986

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A two bedroom terraced house situated on Barra Wood Close, a gated residential road in Hayes which is conveniently located for shops, schools and within easy reach of the Uxbridge Road where you will find a number of bus routes to both Hayes and Uxbridge Town Centres.

The ground floor of the property comprises spacious entrance hallway with doors leading to the 16ft living/dining room, 11ft kitchen and W/C. To the first floor is the main bedroom with fitted wardrobes and en-suite shower room, 11ft second bedroom with fitted wardrobes and family bathroom. Outside there is allocated parking, visitors parking and private rear garden.

Two bedroom house

Terraced

Two bathrooms

Gated development

16ft living/dining room

11ft kitchen

12ft main bedroom with en-suite

11ft second bedroom with fitted wardrobes

Private rear garden

Allocated parking + visitors bays

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A two bedroom terraced house that has been immaculately kept by the current owner. The ground floor of the property comprises spacious entrance hallway with doors leading to the 16ft living/dining room, 11ft kitchen and W/C. To the first floor is the main bedroom with fitted wardrobes and en-suite shower room, 11ft second bedroom with fitted wardrobes and family bathroom.

Outside

The front of the property benefits from allocated parking and various visitors bays whilst the private rear garden is mainly laid to lawn.

Location

Barra Wood Close is a gated residential road in Hayes which is conveniently located for shops, schools and within easy reach of the Uxbridge Road where you will find a number of bus routes to both Hayes and Uxbridge Town Centres with their variety of shops, restaurants and Metropolitan/Piccadilly and British Rail train stations. Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.





Schools:

Rosedale Primary School 0.1 miles
Wood End Park Academy 0.5 miles
Hayes Park School 0.7 miles



Train:

Hayes & Harlington Station 1.3 miles
West Drayton Station 2.1 miles
Southall Station 2.4 miles



Car:

M4, A40, M25, M40



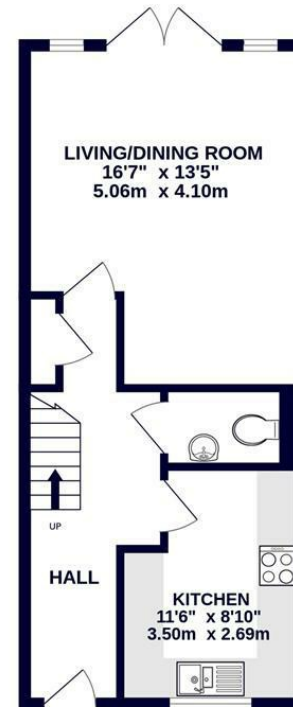
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



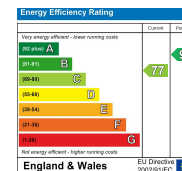
TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

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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