

# Victoria Close

Hayes • Middlesex • UB3 2PW

Guide Price: £535,000



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A well maintained four-bedroom detached bungalow in a sought-after Hayes location features a ground floor with an entrance hall, 12ft family room, 10ft kitchen, 11ft dining room/third bedroom, 10ft second bedroom, and 11ft office, while the first floor offers a 15ft main bedroom, 9ft fourth bedroom, W/C, and ample eaves storage. Outside of the property there is a private garden that is mostly laid to lawn with an outbuilding and a 16ft garage.

Four bedroom bungalow

Detached

Well maintained throughout

12ft lounge

10ft kitchen

15ft main bedroom

Cul de sac

Office

Outbuilding

Great transport links

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 spacious four bedroom detached bungalow located on a sought after residential road in Hayes. The ground floor of the property comprises an entrance hall, 12ft family room, 10ft kitchen, 11ft dining/ third bedroom, 10ft second bedroom and 11ft office. To the first floor there is 15 main bedroom, 9ft 4th bedroom, a W/C, and ample storage in the eaves.

### Location

Victoria Close is a residential road in Hayes which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing easy access to Uxbridge Town Centre with its variety of shops, restaurants and Metropolitan/Piccadilly train station. Hayes Town with its British Rail train station (Crossrail 2020), Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.

### Outside

The front of the property features a well-manicured lawn with a pathway leading to the entrance, while the rear boasts a private garden mostly laid to lawn, complemented by an outbuilding at the foot of the garden and a 16ft garage.





### Schools:

Rosedale Primary School 0.2 miles  
Wood End Park Academy 0.3 miles  
Hewens Primary School 0.6 miles



### Train:

Hayes & Harlington Station 1.3 miles  
West Drayton Station 1.8 miles  
Hillingdon Station 2.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

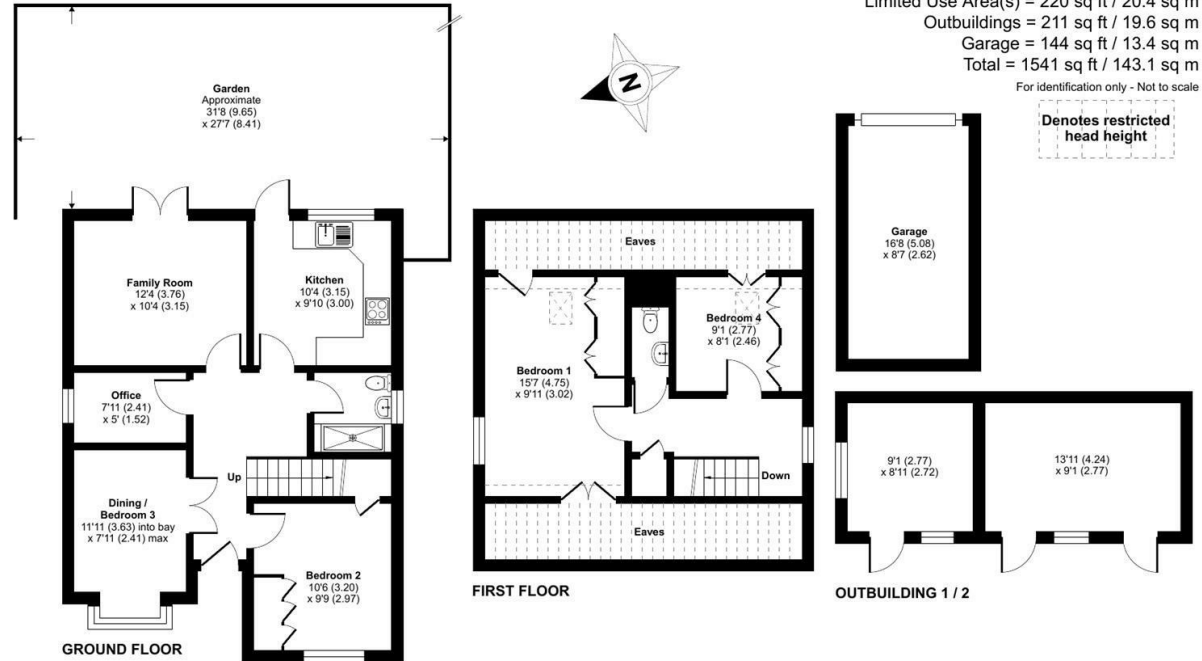
(Distances are straight line measurements from centre of postcode)



## Victoria Close, Hayes, UB3

Approximate Area = 966 sq ft / 89.7 sq m  
Limited Use Area(s) = 220 sq ft / 20.4 sq m  
Outbuildings = 211 sq ft / 19.6 sq m  
Garage = 144 sq ft / 13.4 sq m  
Total = 1541 sq ft / 143.1 sq m

For identification only - Not to scale

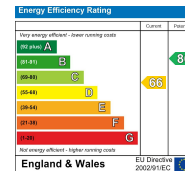


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Coopers. REF: 1166825



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