

Barnhill Lane

North Hayes • Middlesex • UB4 9HD

Guide Price: £500,000



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GREAT POTENTIAL TO EXTEND (S.T.P)

A two bedroom semi detached house situated on Barnhill Lane, a sought after residential road in North Hayes offering easy access to a number of local amenities including both Yeading Lane & Kingshill Avenue and its variety of shops along with a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. The ground floor of the property comprises entrance hallway with doors leading to the 14ft reception room, 13ft kitchen and 7ft office/utility room. To the first floor is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom and family bathroom. Outside there is off street parking and private rear garden.

Two bedroom house

Semi detached

North Hayes

Potential to extend (S.T.P)

14ft reception room

13ft kitchen

7ft utility room/office

13ft main bedroom with fitted wardrobes

Private rear garden

Off street parking

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

The ground floor of the property comprises entrance hallway with doors leading to the 14ft reception room, 13ft kitchen and 7ft office/utility room. To the first floor is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom and family bathroom.

Outside

The front of the property offers off street parking whilst the private rear garden is mainly laid to lawn. The property offers great potential to extend, subject to the usual planning consents.

Location

Barnhill Lane is a sought after residential road in North Hayes offering easy access to a number of local amenities including both Yeading Lane & Kingshill Avenue and its variety of shops along with a number of highly regarded schools including St Raphael's primary school and road links with the M4/M25 and the A40 all within a short drive.





Schools:

Belmore Primary Academy 0.1 miles
Barnhill Community High School 0.2 miles
Hayes Park School 0.8 miles



Train:

South Ruislip Station 1.8 miles
Northolt Station 2.0 miles
Southall Station 2.0 miles



Car:

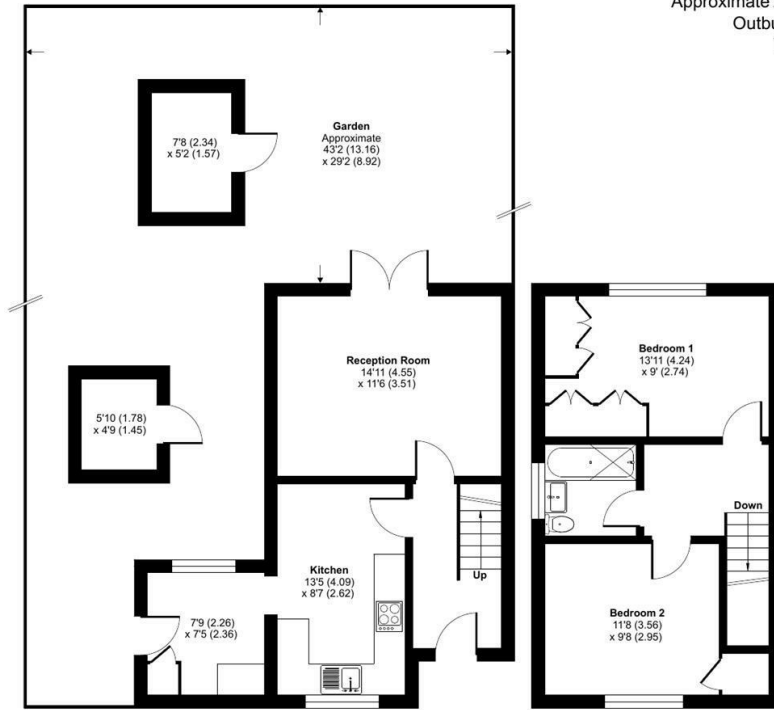
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Barnhill Lane, Hayes, UB4

Approximate Area = 778 sq ft / 72.2 sq m
Outbuildings = 68 sq ft / 6.3 sq m
Total = 846 sq ft / 78.5 sq m

For identification only - Not to scale

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1178048

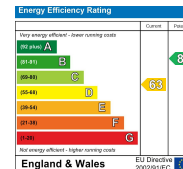


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