

Goshawk Gardens

Hayes • Middlesex • UB4 8LA

Guide Price: £565,000



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A semi-detached, three bedroom, extended house situated in Goshawk Gardens, a sought after residential road in North Hayes offering easy access to a number of local amenities, variety of shops and bus/road links, a number of highly regarded schools and road links to the M4/M25 and the A40 all within a short drive. The property comprises 11ft family room, 17ft living room and 16ft kitchen/diner. The first floor comprises 10ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom. Outside, there is off street parking and a private rear garden.

Three bedroom house

Semi-detached

Extended

Sought after location

17ft living room

16ft kitchen/diner

10ft bedroom with fitted storage

10ft bedroom

Off street parking

Private rear garden

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 three bedroom semi-detached house offered to the market with no onward chain with further potential to extend subject to the usual planning consents.. The ground floor comprises porch, entrance hall with doors leading to 11ft family room, 17ft open plan living room and 16ft kitchen/diner. To the first floor, you will find 10ft main bedroom with fitted storage, 10ft second bedroom, 7ft third bedroom and family bathroom.

Location

Goshawk Gardens is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.

Outside

The property offers off street parking, whilst the private rear garden has been mainly laid to lawn with a patio area at the rear of the house.





Schools:

Charville Academy 0.2 miles
Hewens College 0.7 miles
Swakeleys School for Girls 0.9 miles



Train:

Hillingdon 1.8 miles
South Ruislip 2.0 miles
Ruislip Gardens 2.0 miles



Car:

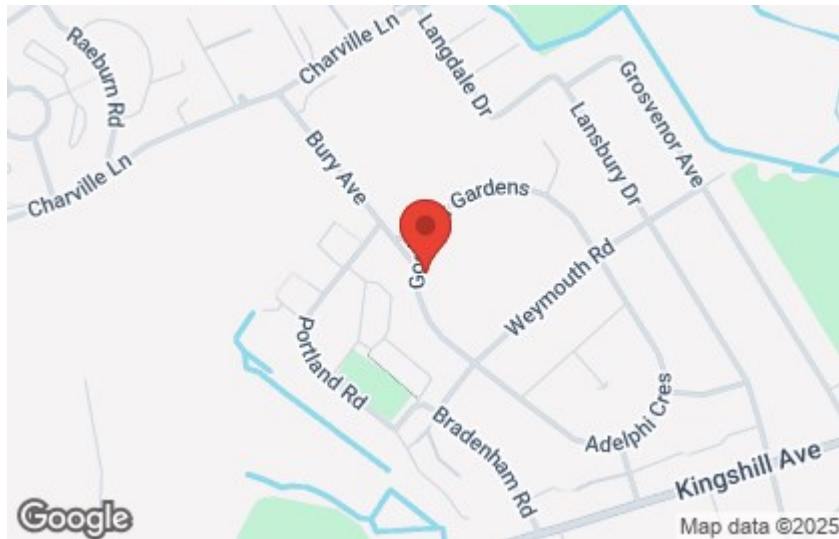
M4, A40, M25, M40



Council Tax Band:

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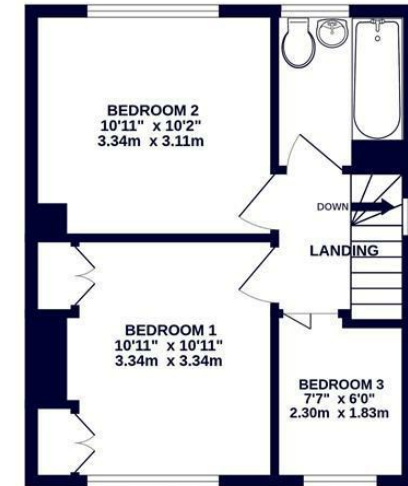
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



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TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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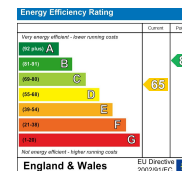
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01895 230 103

109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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