

# Paddington Close

Hayes • Middlesex • UB4 9QH

Guide Price: £650,000



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An extended, five bedroom, semi-detached house situated in Paddington Close, a sought after residential close with convenient access to, shopping centers, and local amenities. For commuters, the Hayes Bypass provides routes to parts of London while the M4 and A40 motorways are close by. The property comprises 14ft living room, 12ft family room, 21ft kitchen diner, W/C and the 18ft main bedroom. The first floor comprises 13ft third bedroom, 11ft fourth bedroom, 11ft fifth bedroom and main family shower room. The second floor has the 13ft second bedroom. Outside there is off street parking and private rear garden.

Five bedroom house

Semi-detached

Extended

Great transport links

14ft living room

21ft kitchen/diner

18ft main bedroom

13ft second bedroom

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

A semi-detached, five bedroom extended house located within a quiet close that has already been extended and well maintained by the current owners. The property comprises of a porch with doors leading to the 14ft living room, 12ft family room, 21ft kitchen diner, W/C and the 18ft main bedroom. To the first floor, you will find the 13ft third bedroom, 11ft fourth bedroom, 11ft fifth bedroom and main family shower room. To the second floor, there is the 13ft second bedroom.

### Location

Paddington Close offers the perfect balance of peaceful residential living with convenient access to major roads, shopping centers, and local amenities. For commuters, the Hayes Bypass provides direct routes to other parts of London and nearby areas. Heathrow Airport is only a short drive away, while the M4 and A40 motorways are close by, ensuring easy travel to central London and beyond to the west of England.

### Outside

Outside, you'll find off-street parking and a private rear garden that has been fully paved for a low-maintenance lifestyle. The garden is bordered with plants, adding a touch of greenery and enhancing the sense of seclusion.



### Schools:

Viking Primary School 0.3 miles away  
Belmore Primary Academy 0.6 miles away  
Barnhill Community High 0.9 miles away



### Train:

Northolt station 1.6 miles away  
Southall station 1.7 miles away  
South Ruislip station 1.9 miles away



### Car:

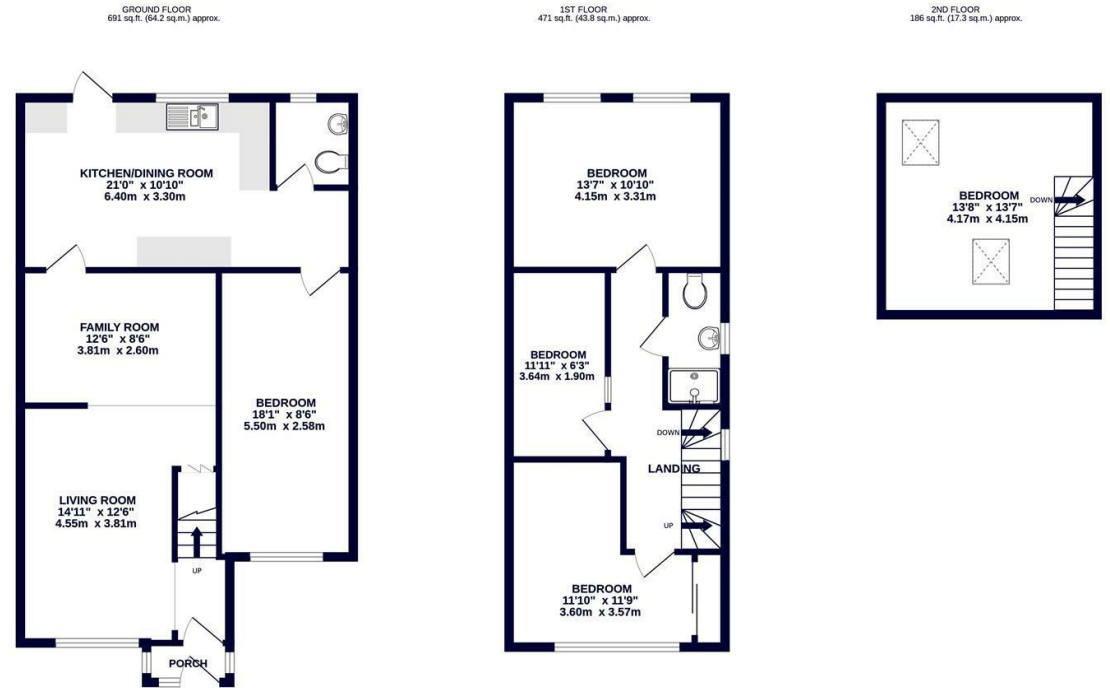
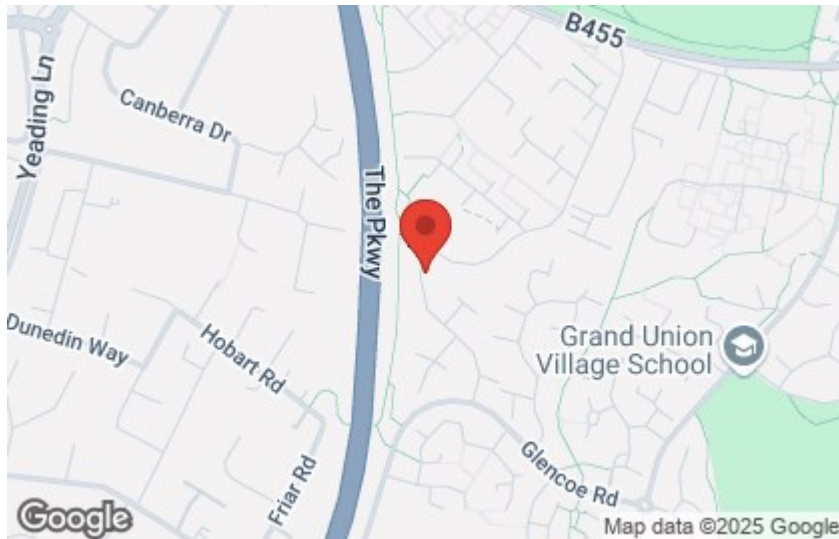
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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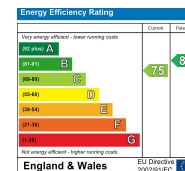
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