

Sopwith House

Hayes • Middlesex • UB3 2FT

Offers In Excess Of: £300,000



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A two bedroom first floor apartment situated on Albacore Way, a popular residential development a short distance from Uxbridge Road and all its amenities including shops and bus links. The much sought after Doctor Triplets School is a short walk away along with Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway/Crossrail train station is under a mile away. The property comprises 20ft kitchen/living room, 13ft man bedroom, 13ft second bedroom and a family bathroom.

Two bedroom flat

Ground floor

Convenient location

Great transport links

20ft living/kitchen area

13ft main bedroom

13ft second bedroom

Brick built storage shed

Front and rear terrace

Allocated 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 ground floor two bedroom flat that has been well maintained by the current owners and benefits from generously proportioned rooms throughout. The property comprises 20ft kitchen/living room, 13ft man bedroom, 13ft second bedroom and a family bathroom.

Location

Albacore Way is a popular residential development, a short distance from the Uxbridge Road and all its amenities including shops and bus links. The much sought after Doctor Triplets School is a short walk away along with Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway/Crossrail train station is under a mile away along while the M4 and its links to London and the Home Counties is a short drive.

Outside

The property offers a front and rear terrace.





Schools:

Dr Triplett's CofE Primary 0.1 miles
 Rosedale College 0.4 miles
 Lake Farm Park Academy 0.6 miles



Train:

Hayes & Harlington 1.1 miles
 Southall 2.0 miles
 West Drayton 2.4 miles



Car:

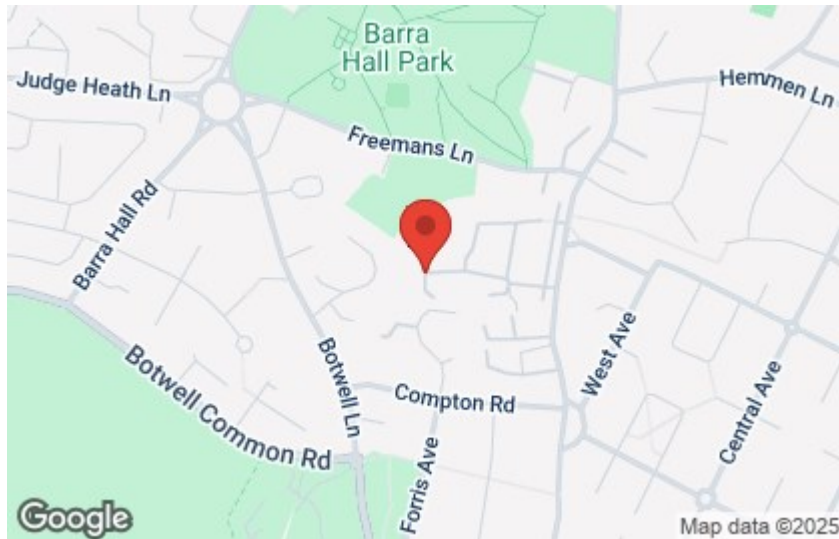
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 683 sq.ft. (63.4 sq.m.) approx.



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TOTAL FLOOR AREA: 683 sq.ft. (63.4 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 misstatement. 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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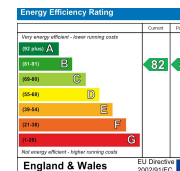
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