

Sutcliffe House

Hayes • Middlesex • UB3 2DJ

Guide Price: £239,950



coopers
est 1986

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A two bedroom, third floor apartment offered to the market with no onward chain. Situated on Addison Way, a quiet residential area in Hayes, the property benefits from excellent access to local shops, amenities, and open green spaces. Hayes & Harlington Station (Elizabeth Line) is within easy reach, providing fast and frequent connections to Central London and Heathrow Airport. The property comprises 14ft main bedroom with fitted wardrobes, 14ft second bedroom, family bathroom, 10ft kitchen and 14ft living room with direct access to the South-East facing, private balcony. Outside, there is on street parking.

Two bedroom apartment

Third floor

Convenient location

No onward chain

14ft living room

10ft kitchen

14ft main bedroom with fitted wardrobes

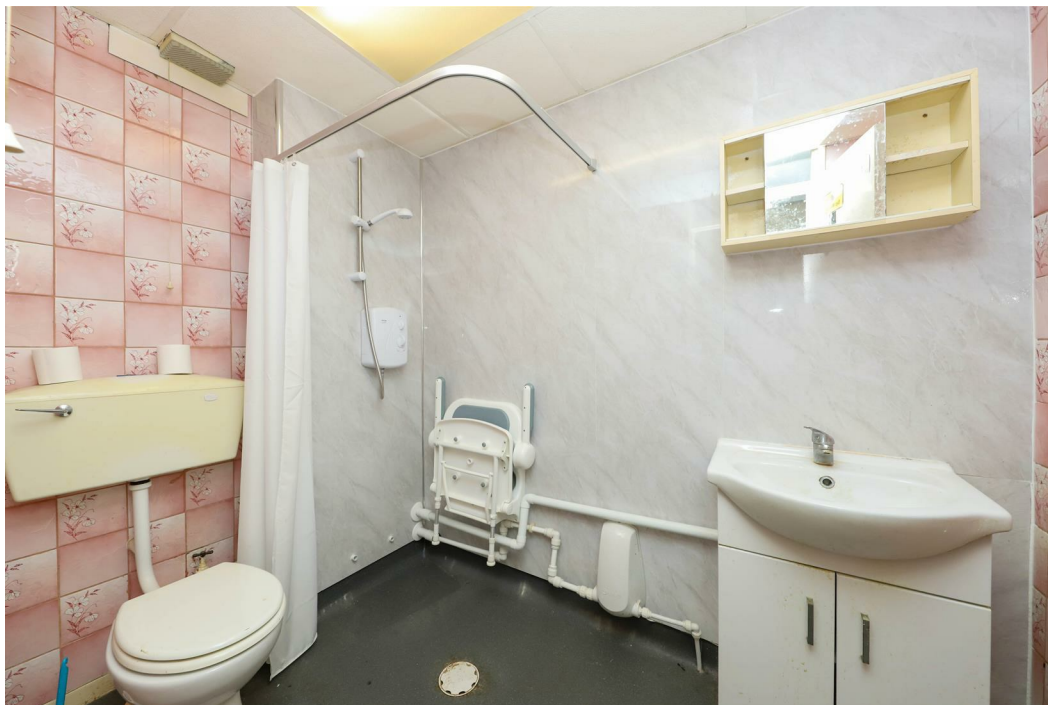
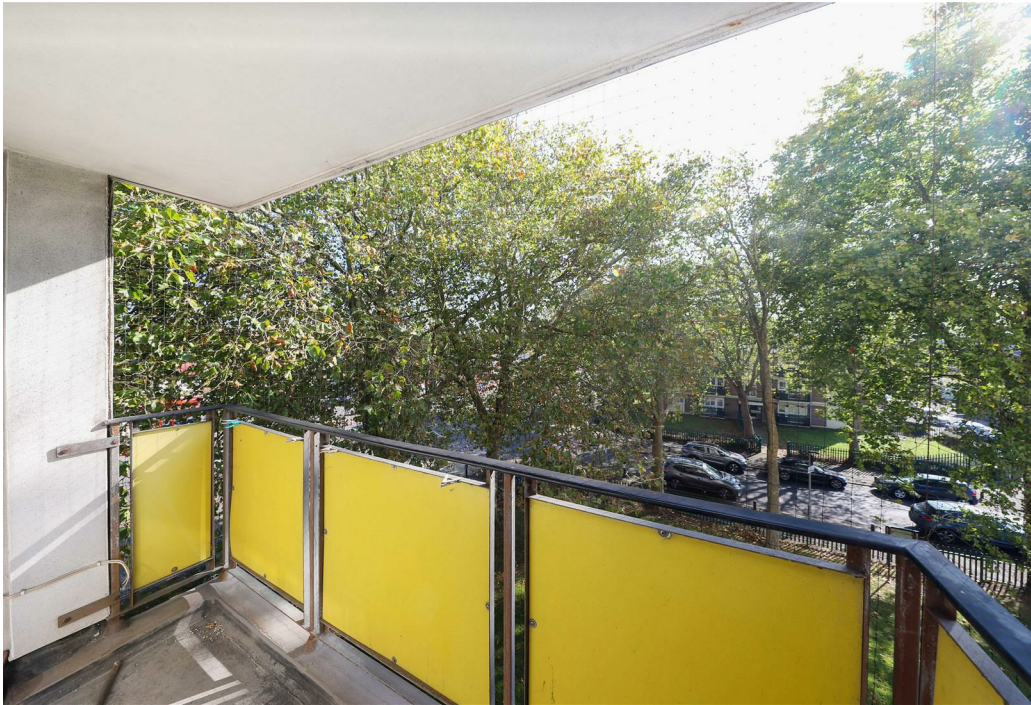
14ft second bedroom

On street parking

Private balcony

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.





3RD FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.