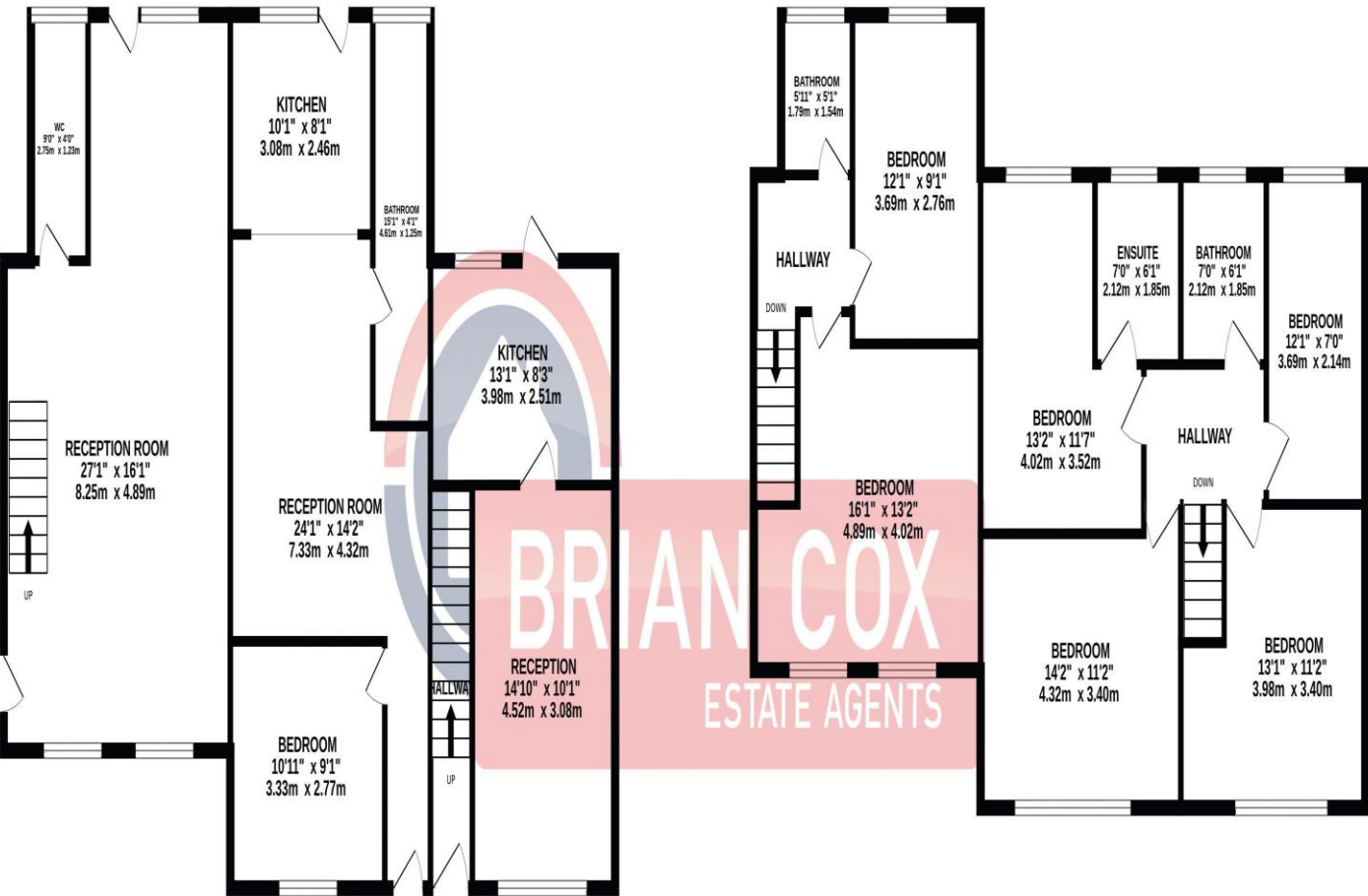


the floorplan...

GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.

1ST FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 2183 sq.ft. (202.8 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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more details from...

call: **Brian Cox Northolt: 0208 842 4008**
email: **jeff.osullivan@brian-cox.co.uk**
web: **www.brian-cox.co.uk**



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 842 4008
brian-cox.co.uk



OVER 2100 SQFT - TWO BEDROOM HOUSE - ONE BEDROOM MAISONETTE - FOUR BEDROOM MAISONETTE - Three units all under one title. This property has been developed into a four bedroom maisonette, one bedroom maisonette and a new build two bedroom house, the new owner will have the option to split into three titles or use as one large dwelling. There is also further planning permission for a side extension on the two bedroom house. Call now so you do not miss out.



£1,200,000
Freehold

Wilstone Close, Hayes UB4 9RL



in brief...

- Three Units Under One Title
- New Build Two Bedroom House
- One Bedroom Ground Floor Maisonette
- Four Bedroom Maisonette
- Off Street Parking
- Three Private Gardens



the location...

nearest stations ...

- Northolt (1.6 miles)
- Southall (1.7 miles)
- South Ruislip (1.9 miles)

Hayes is a town in West London, situated 13 miles (21 km) west of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965. Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

The area is served well by many local primary schools which include The Willows School, Viking Primary School, Durdans Park Primary School and Belmore Primary Academy. If you have older children there are also local secondary schools nearby some of these include Barnhill Community High School, Greenford High School and John Chilton School.