

# Marian Close

North Hayes • Middlesex • UB4 9DA

Guide Price: £565,000



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# Marian Close

North Hayes • Middlesex • UB4 9DA

A three bedroom semi detached house situated on Marian Close, a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road and Yeading Lane with their variety of shops and bus/road links, a number of highly regarded schools. The ground floor of the property comprises a spacious hallway which leads to the 11ft dining room, 12ft living room, 9ft conservatory and 12ft kitchen. To the first floor there is a 12ft main bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking, private rear garden, garage and garden store.

Three bedroom house

Semi detached

North Hayes

Potential to extend (S.T.P)

Through lounge

9ft conservatory

12ft main bedroom

Garage & garden store

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 spacious three bedroom semi detached house on a sought after road in North Hayes with the potential to extend subject to the usual planning consents. The ground floor of the property comprises a spacious hallway which leads to the 11ft dining room, 12ft living room, 9ft conservatory and 12ft kitchen. To the first floor there is a 12ft main bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom.

### Outside

The front of the property has been block paved creating off street parking whilst the private rear garden is mainly laid to lawn whilst accessing the garage and garden store.

### Location

Marian Close is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road and Yeading Lane with their variety of shops and bus/road links, a number of highly regarded schools. The A302 is close by providing access to Heathrow Airport, the M4/M25 and the A40 as well as Yeading Marina with its superstores including Tesco's and local restaurants.





### Schools:

The Willows Primary School 0.2 miles  
Brookside Primary School 0.3 miles  
Barnhill Community High School 0.4 miles



### Train:

Southall Station 1.6 miles  
Northolt Station 1.8 miles  
Hayes and Harlington 2.0 miles



### Car:

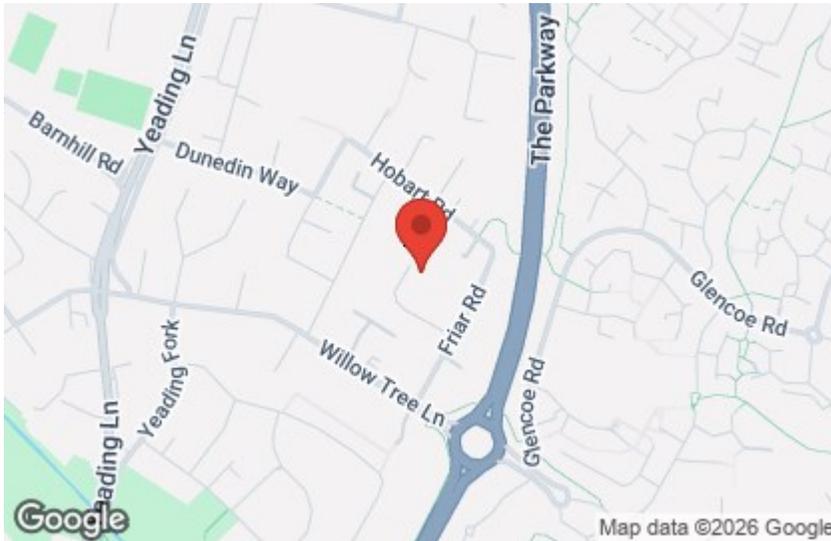
M4, A40, M25, M40



### Council Tax Band:

D

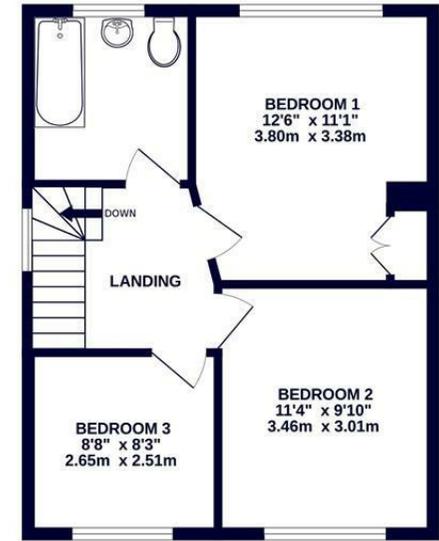
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales  
EPC Directorate  
2022/01/18

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.