Rolfe East

Kilpatrick Way, Yeading, Hayes, UB4 9SX

£525,000 Freehold

- Three bedroom/two bathrooms
- Adjoining Garage & Off street parking
- Close to supermarket and shops
- Link detached house
- Sought after location
- Freehold
- Chain free sale
- Conservatory
- No through traffic

289 Northfield Avenue, Ealing, W5 4XB
020 8579 1111

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https://www.rolfe-east.com/

Kilpatrick Way, Yeading, Hayes, UB4 9SX

CHAIN FREE SALE! This three bedroom/two bathroom link-detached family home is located on this very popular road near to Yeading Marina and must be viewed!

This lovely property is situated on this modern development on a 'no through' road making this a peaceful place for a family to reside. Accommodation comprises a welcoming hallway, downstairs WC, modern kitchen/breakfast room, spacious lounge/diner and a large conservatory/sun room leading to the garden. Upstairs, there is a landing with loft access, three well proportioned bedrooms and two bathrooms (one of which is en suite to the master bedroom).

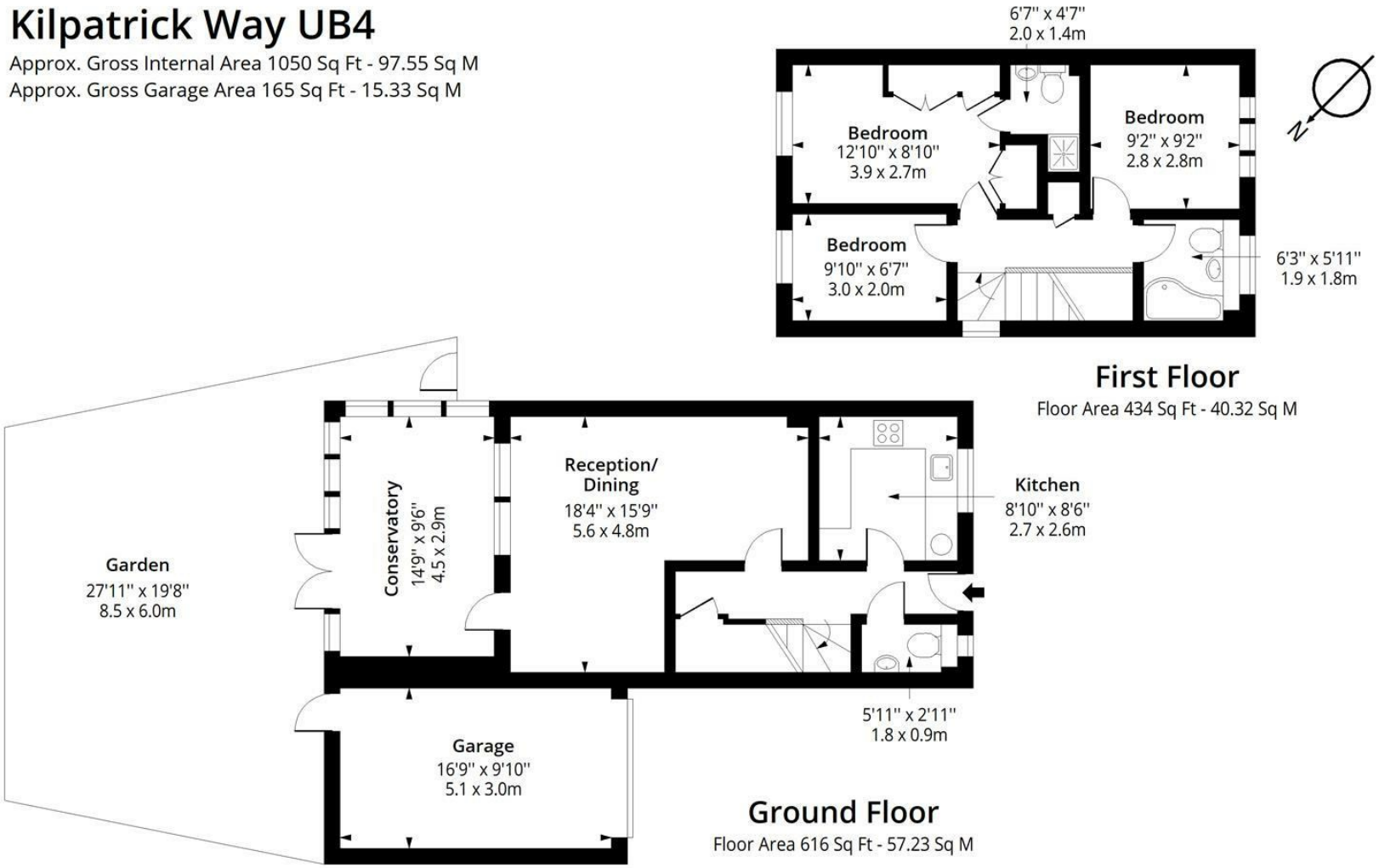
Outside, there are front and rear gardens, with the rear garden being private and not overlooked. There is also an adjoining garage which is accessed via its own driveway which also gives multiple off street parking.

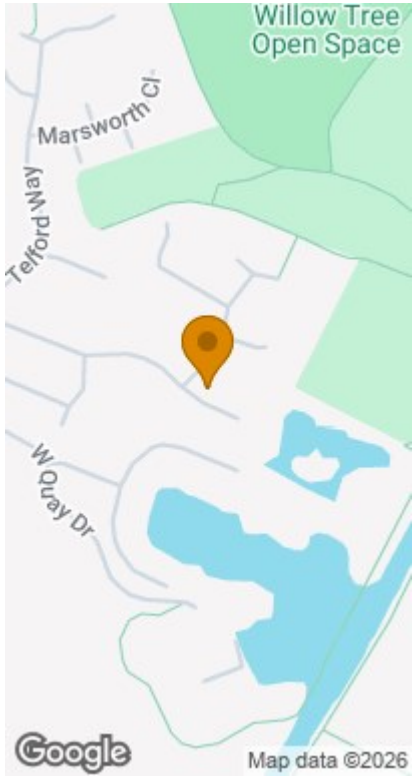
The property is situated in a unique and prestigious location near to Yeading Marina (grand union canal walkways) and Willow Tree Nature Park, whilst Tesco supermarket and other shops are within easy reach. The M4/A4 road links are also nearby, giving good access in to Central London and out to Heathrow. To view this property, please call Rolfe East today.

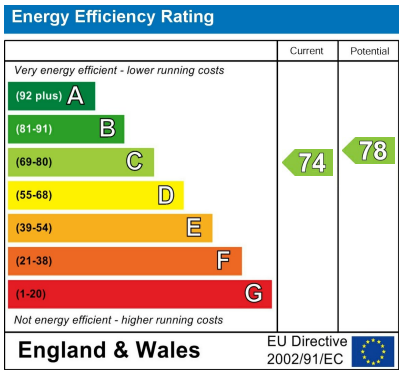
Council Tax Band: E

Kilpatrick Way UB4

Approx. Gross Internal Area 1050 Sq Ft - 97.55 Sq M
Approx. Gross Garage Area 165 Sq Ft - 15.33 Sq M







RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 8/9/2026

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