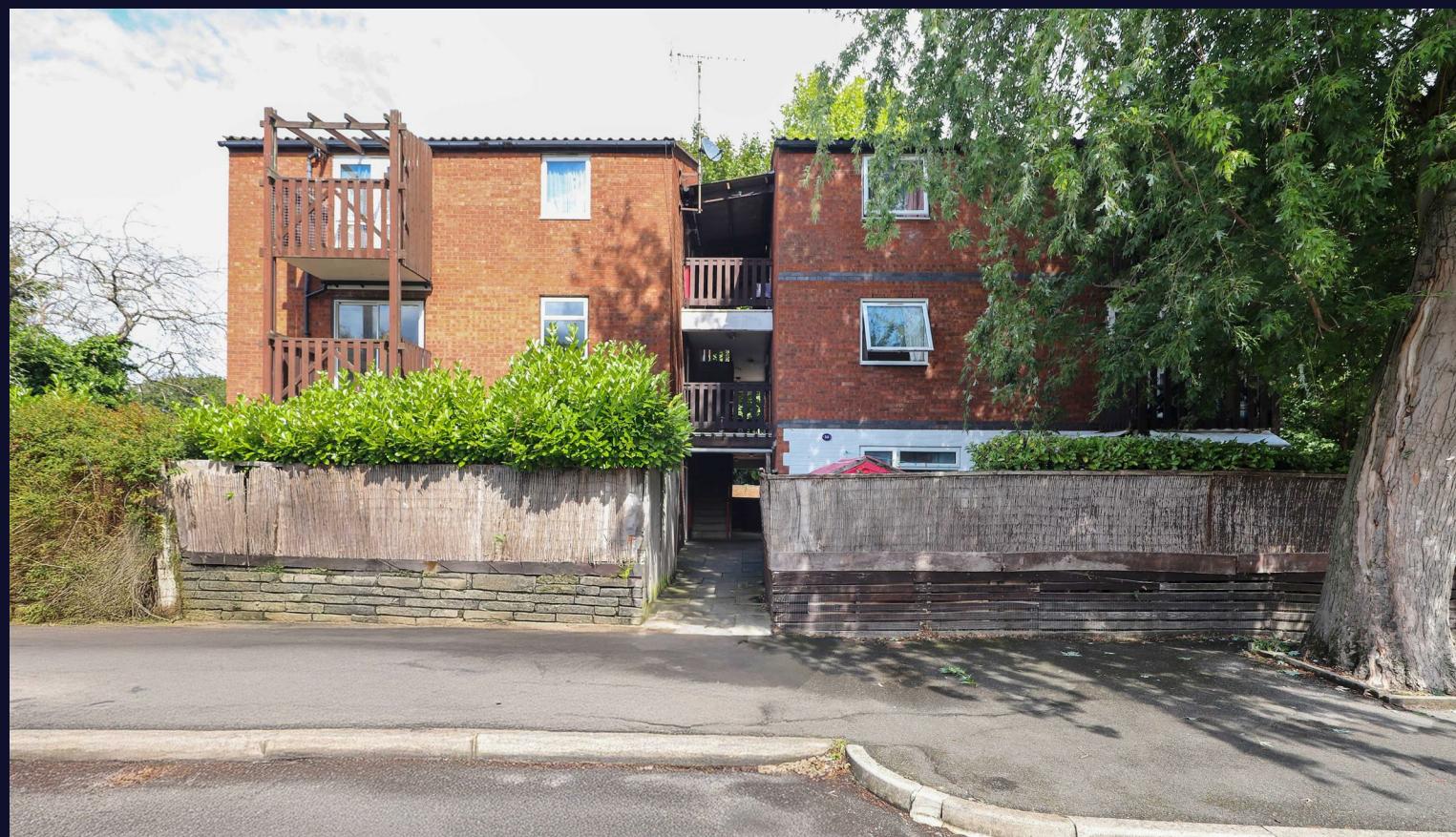


# Hobart Road

North Hayes • Middlesex • UB4 9NB  
Guide Price: £220,000



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# Hobart Road

North Hayes • Middlesex • UB4 9NB

A one bedroom, first floor flat situated on Hobart Road, a residential road in North Hayes offering easy access to a number of local amenities. The A312 is close by providing access to Heathrow Airport, the M4/M25 and the A40 as well as Yeading Marina. The property comprises, 11ft bedroom, 13ft living room, 12ft kitchen and family bathroom. Outside, there is allocated parking along with on street parking and communal grounds with a storage shed.

One bedroom flat

First floor

No onward chain

Close to local amenities

Great transport links

13ft living room

12ft kitchen

11ft bedroom

Balcony

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 one bedroom, first floor apartment that has been offered to the market with no onward chain and generously proportioned rooms throughout. The property comprises entrance hall with doors leading to the 11ft bedroom, 13ft living room allowing access to the balcony, 12ft kitchen and family bathroom.

### Location

Hobart Road is a 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.

### Outside

This property offers allocated parking as well as on street parking and communal grounds with a storage shed.



#### Schools:

Barnhill Community High School 0.1 miles  
 Yeading Infant and Nursery School 0.6 miles  
 Gifford Primary School 1.0 miles



#### Train:

South Ruislip Station 1.8 miles  
 Southall Station 1.8 miles  
 Northolt Station 1.9 miles



#### Car:

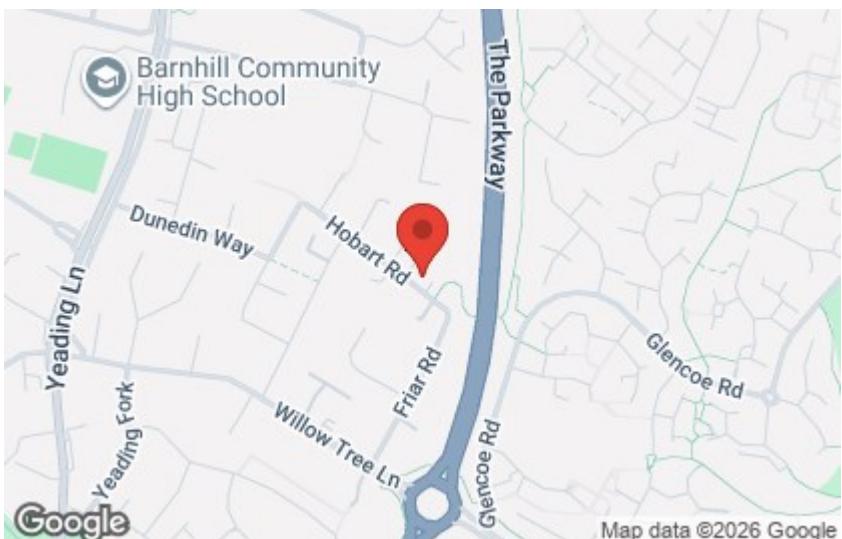
M4, A40, M25, M40



#### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



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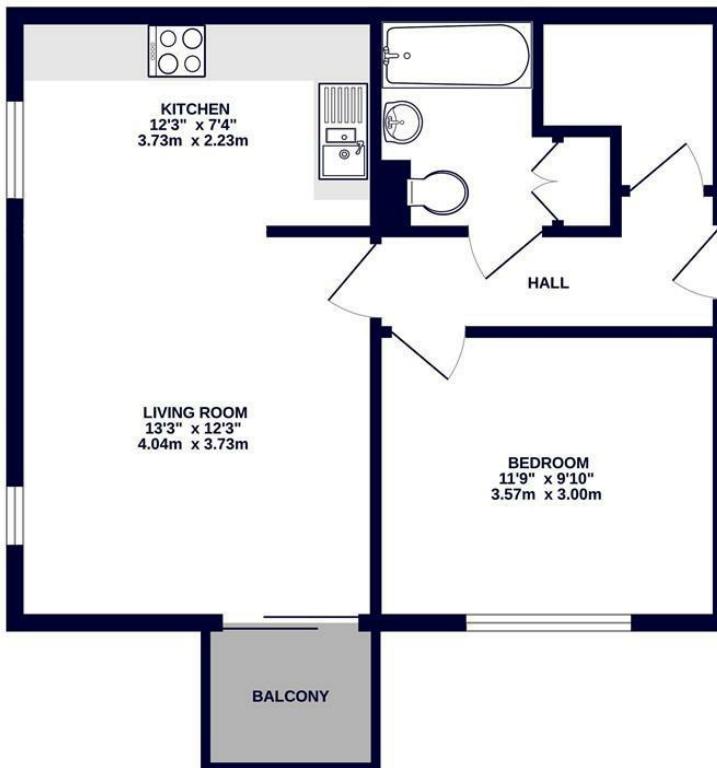
01895 230 103

109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

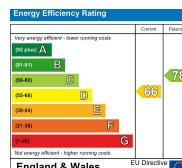
[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

**1ST FLOOR**  
490 sq.ft. (45.6 sq.m.) approx.



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TOTAL FLOOR AREA: 490 sq.ft. (45.6 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate. 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.  
 Made with Meninx 02005



**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.