

Homefield Close

North Hayes • Middlesex • UB4 9AS
Guide Price: £250,000



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A two bedroom, ground floor apartment situated on Homefield 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. This chain free property comprises 10ft kitchen, 13ft living room, 12ft main bedroom, 12ft second bedroom and family bathroom. Outside, there is a communal garden and allocated parking

Two bedroom apartment

Ground floor

North Hayes

No onward chain

13ft living room

10ft kitchen

12ft main bedroom

12ft second bedroom

Allocated parking

Communal gardens

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 two bedroom, ground floor apartment offered to the market with no onward chain. The property comprises entrance hall with doors leading to the 10ft kitchen, 13ft living room with direct access to the communal garden, 12ft main bedroom, 12ft second bedroom and family bathroom.

Location

Homefield 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.

Outside

Outside, the property offers allocated parking and communal gardens, mainly laid to lawn.



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:

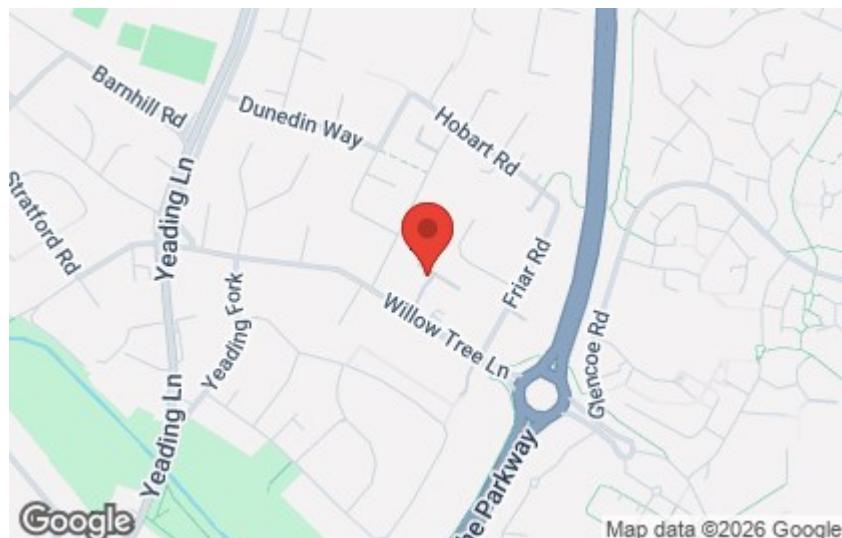
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



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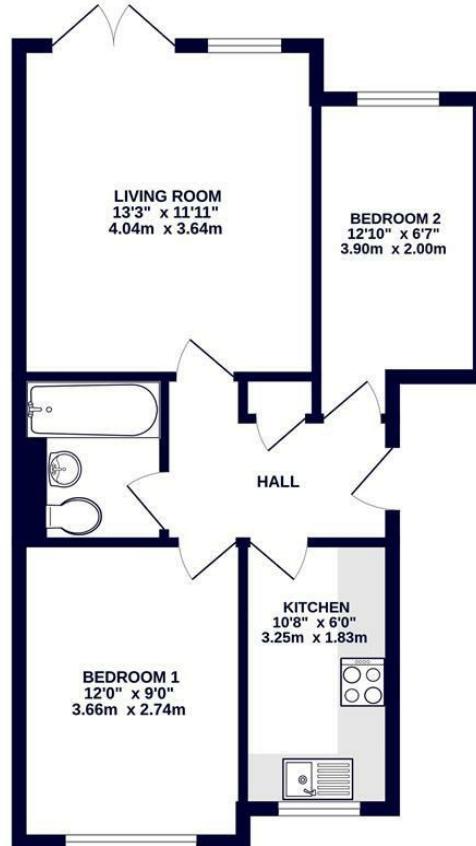
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GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
95-98 B	
90-94 C	
85-89 D	71
80-79 E	79
75-69 F	
65-55 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures are approximate and no guarantee is given for any error, omission or mis-description. The 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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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.