

ALLDAY
& MILLER



Paddington Close, Hayes, UB4 9QH
£490,000

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- Two Double Bedrooms
- Planning Permission Granted For Double Storey Rear + Single Storey Side Extensions
- Link Detached House
- Driveway
- Spacious Rear Garden With A Bar
- Good Schools Nearby
- Good Condition Throughout
- Close To Yeading Marina
- Freehold
- Easy Access To A40 / M40

Description

This well-presented two bedroom home offers spacious and practical accommodation. The property is being sold with planning permission to extend a great amount. The plans are for a double storey rear extension creating a third bedroom to the first floor. Also a single storey side extension expanding the current living space.

The ground floor briefly comprises a welcoming reception room, a fitted kitchen, and a separate dining room.

To the first floor are two well-proportioned bedrooms and a family bathroom.

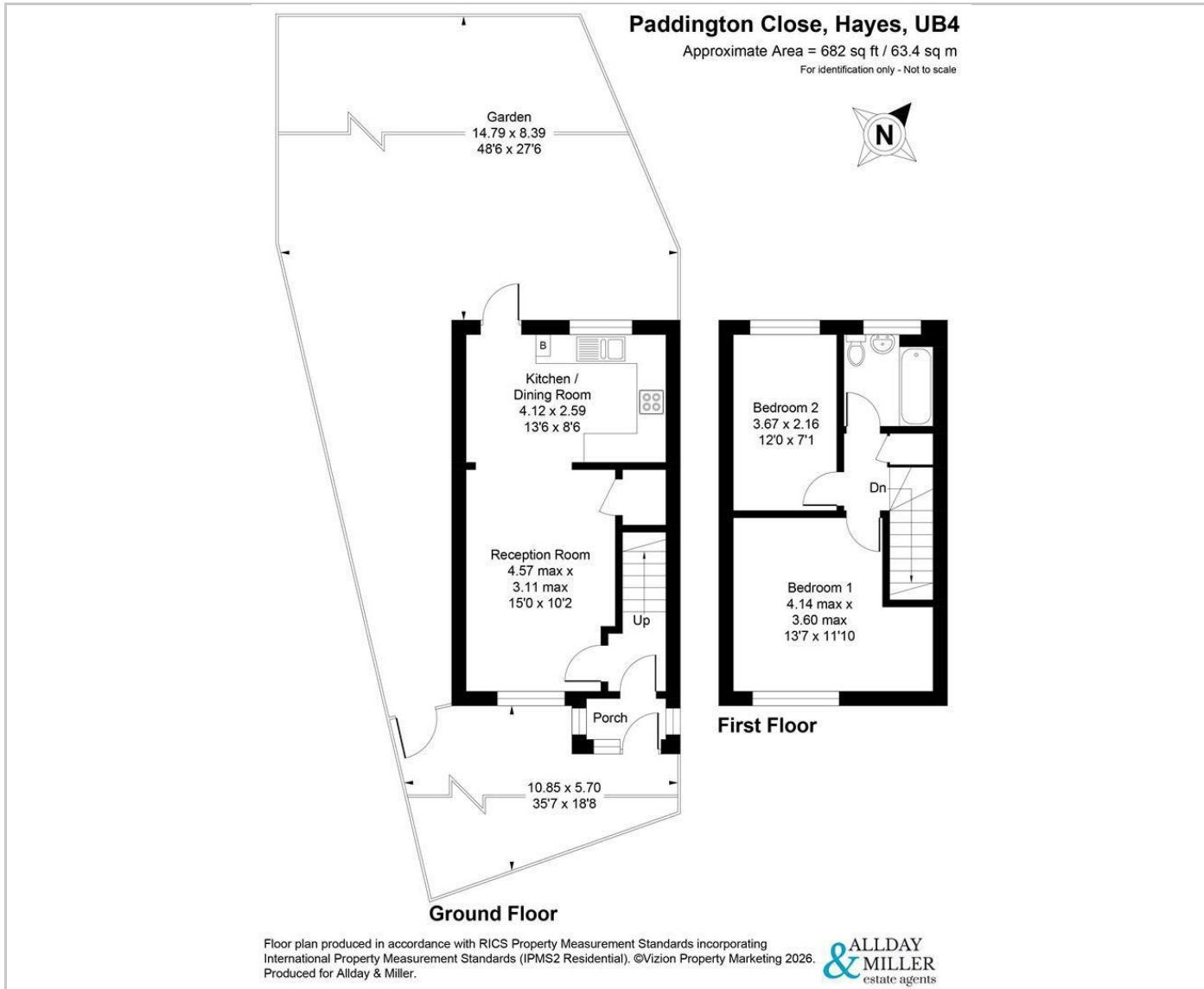
Externally, the property benefits from a sizeable private rear garden, perfect for outdoor relaxation and the bar area is perfect for hosting and entertaining guests.

Situation

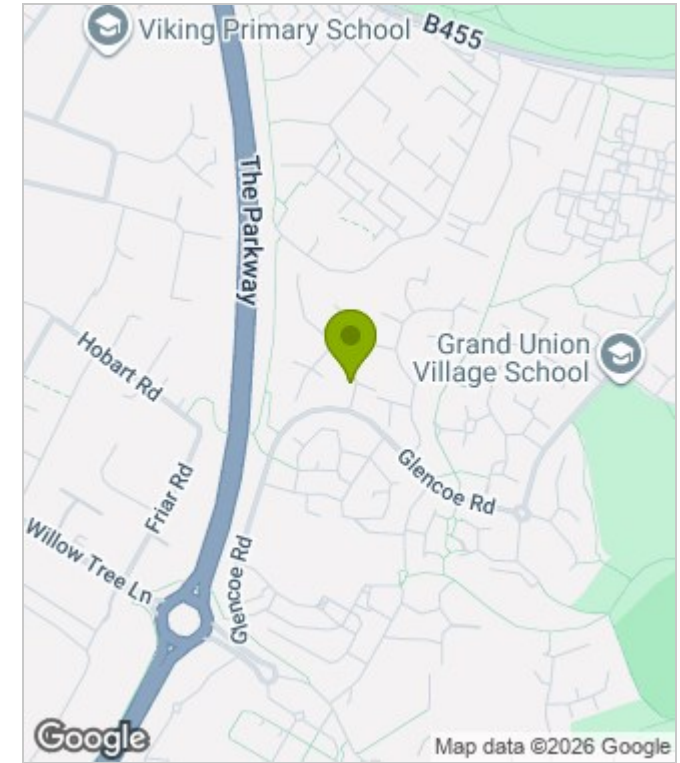
Paddington Close, Yeading is ideally situated within a quiet residential area offering convenient access to a wide range of local amenities, including Yeading Lane shopping facilities, supermarkets, cafés and Hayes Town High Street. The location is well connected for commuters with easy access to Hayes & Harlington Station (Elizabeth Line) and Northolt Underground Station, providing fast links into Central London, Heathrow Airport and surrounding areas. A number of well-regarded schools are nearby including Brookside Primary School, Viking Primary School and Barnhill Community High School. Excellent road links via the A40, M4 and M25 further enhance the area's appeal.



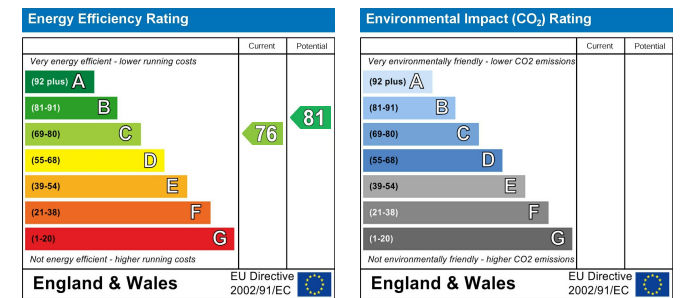
Floor Plans



Area Map



Energy Performance Graph



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