



FOR SALE • END-OF-TERRACE HOUSE

Wilkins Close

Hayes, UB3 4LL

OFFERS IN REGION OF

£579,950



HILTONS ESTATES

3

BEDROOMS

2

BATH / WC

1,027

SQ FT

E

EPC RATING

The Property

6 WILKINS CLOSE · HAYES · UB3 4LL

Located in a highly sought-after residential cul-de-sac, this exceptional three-bedroom family home has been beautifully maintained and offers stylish, spacious living throughout. The property welcomes you with a porch leading into a bright entrance hallway, a generous living room, a contemporary kitchen/diner perfect for family life and entertaining, a convenient ground floor WC, and an abundance of built-in storage.

To the rear is a beautifully presented, low-maintenance private garden, complemented by a substantial outbuilding providing excellent storage or potential for a home office or gym (STPP). Further benefits include a private driveway for off-street parking and an enviable location within easy reach of the Elizabeth Line, excellent transport links, highly regarded schools and a wide range of local amenities — ideal for families, first-time buyers and commuters alike.

KEY FEATURES

- Three-bedroom end-of-terrace family home
- Two spacious double bedrooms & a third bedroom
- Contemporary kitchen / diner
- Ground floor WC & ample built-in storage
- Private garden & substantial outbuilding
- Driveway · close to the Elizabeth Line



LIVING ROOM



LIVING ROOM



KITCHEN



KITCHEN / DINER

Bedrooms, Bathroom & Garden

6 WILKINS CLOSE · HAYES · UB3 4LL



PRIVATE REAR GARDEN & OUTBUILDING



BEDROOM ONE



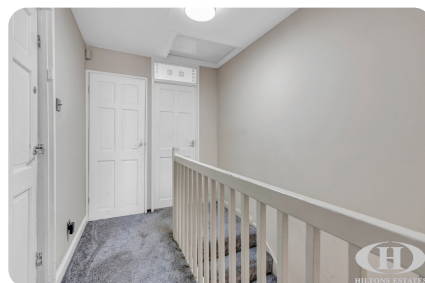
BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



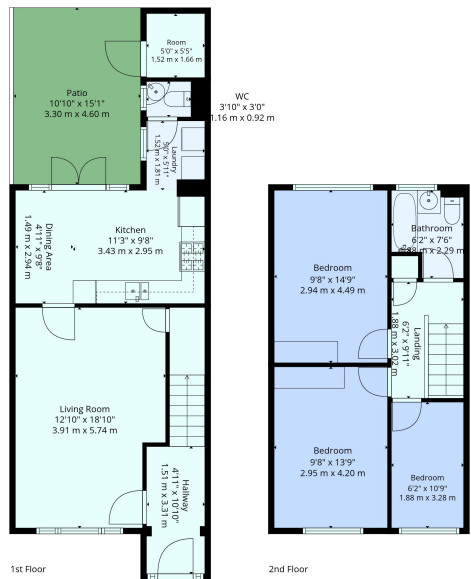
LANDING



COVERED PATIO AREA

Floor Plan & Information

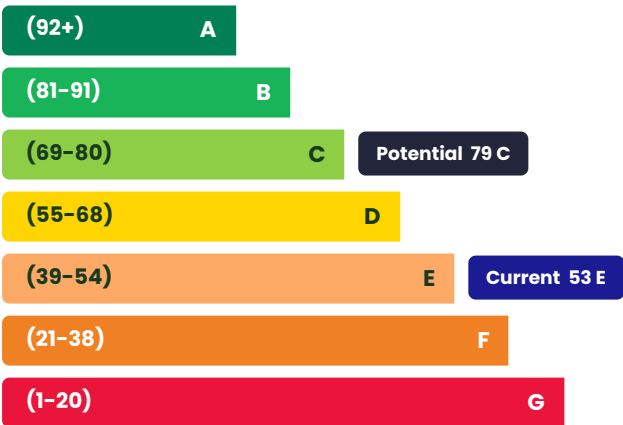
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Total: 1027 sq. Ft, 95 m²
1st Floor: 561 sq. Ft, 52 M², 2nd Floor: 466 sq. Ft, 43 m²
Excluded Areas: Patio: 164 sq. Ft, 15 M², Walls: 76 sq. Ft, 7 m²

*Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

Energy Performance



Current rating E (53), with potential to reach C (79). A full Energy Performance Certificate is available on request.

Arrange a Viewing

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

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Agents Note: These particulars are provided for general guidance and illustrative purposes only. While every effort has been made to ensure accuracy, measurements, floor plans and layouts are approximate and not to scale, and should not be relied upon for valuation, legal or mortgage purposes. Services, appliances and fixtures have not been tested. These particulars do not form part of any contract or offer. We recommend all interested parties carry out their own inspections and assessments.