

ALLDAY
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Yeading Fork, Hayes, UB4 9DQ
£535,000

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- Three Bedrooms
- Two Room Annex With Rear Access
- Driveway For Two Cars
- CCTV / Security Systems
- Easy Reach To Elizabeth & Central Line Stations
- House - Freehold
- Excellent Condition Throughout
- Good Size Rear Garden
- Two Bathrooms
- Good Schools Nearby

Description

A stunning and extended three-bedroom family home, offering generous and versatile accommodation together with a particularly useful two-room annexe/additional accommodation (STPP) to the rear. Extended by approximately 3 metres and thoughtfully reconfigured, the property provides a spacious and practical layout ideal for families, home workers and those requiring flexible additional space.

The ground floor comprises a porch entrance, through reception/dining room, modern shower room with WC, and an impressive rear approximately 3-metre extension with a modern, well-equipped kitchen.

The first floor provides three bedrooms and a modern family bathroom suite.

Externally, there is a driveway providing off-street parking for two cars, a good-sized rear garden and a two-room annexe/additional accommodation (STPP) with rear access, offering excellent flexibility for use as a home office, guest accommodation, hobby room, teenage/young adult space or for extended family.

Further benefits include a water softener, CCTV and alarm system, with the property presented in excellent overall condition.

Situation

Yeading Fork a popular residential road in the heart of Hayes. With easy access to a variety of local amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport, a number of local shops, restaurants and cafes. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into central London a breeze. A number of local schools including Yeading Primary school and Barnhill Secondary School also within close proximity.



Yeading Fork, UB4
Approximate Area = 1063 sq ft / 98.8 sq m
Outbuilding = 394 sq ft / 36.6 sq m
Total = 1457 sq ft / 135.4 sq m
For identification only - Not to scale

Ground Floor

Reception / Dining Room
8.18 max x
3.51 max
26'10 x 11'6

Kitchen
5.11 x 2.75
16'9 x 9'0

Garden
Extends To
21.77 x 71'5

Outbuilding
4.89 x 3.04
16'1 x 10'0

Outbuilding
4.89 x 4.21
16'1 x 13'10

Extends To
0.86 x 2'10

Extends To
7.59 x 24'11

Up

Dn

Bedroom
3.68 max x
3.56 max
12'1 x 11'8

Bedroom
3.64 max x
3.42 max
11'11 x 11'3

Bedroom
3.16 max x
1.91 max
10'4 x 6'3

First Floor

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 74	Potential 82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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