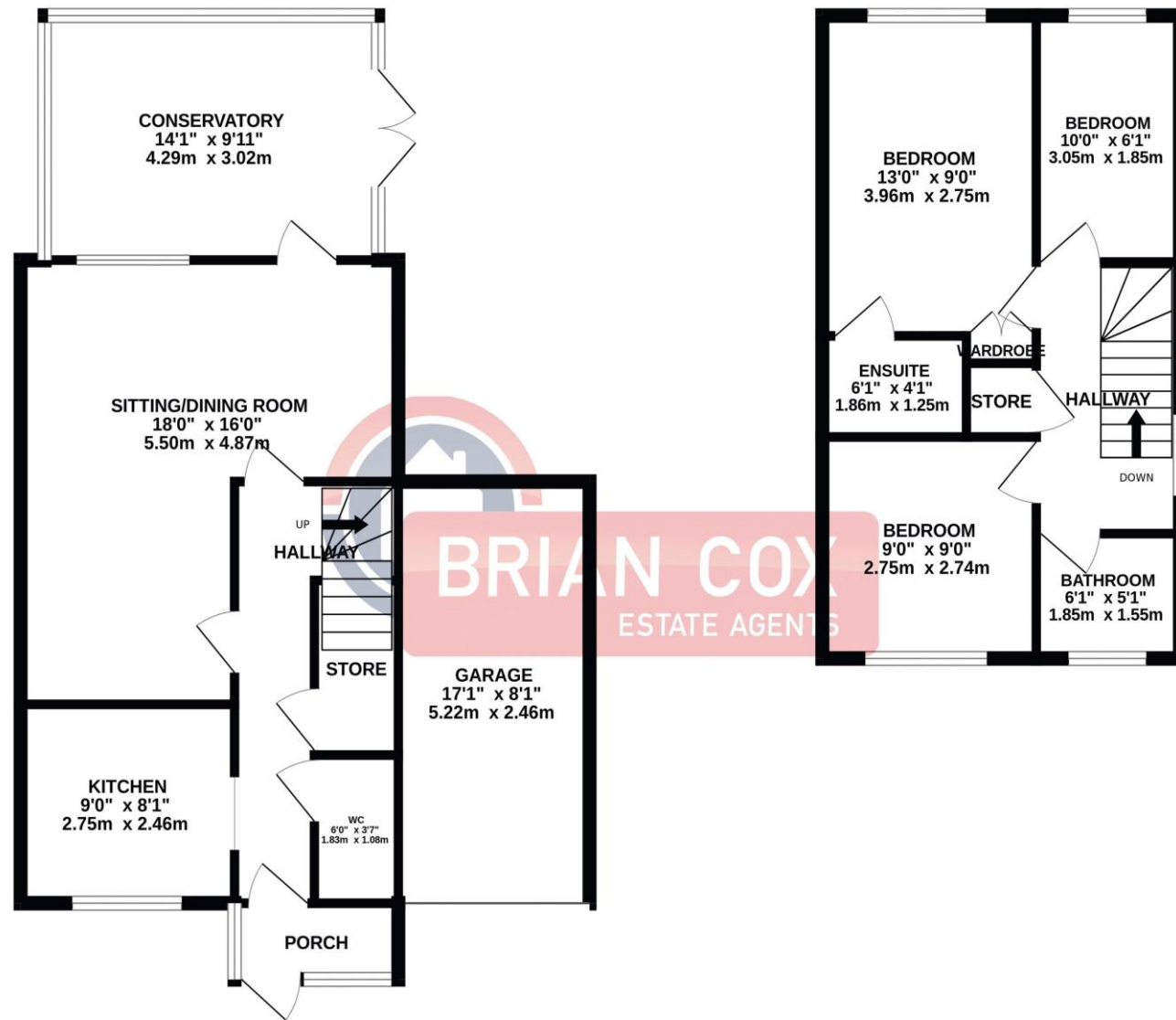


# the floorplan...

GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



BRIAN COX  
ESTATE AGENTS

TOTAL FLOOR AREA: 1110 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 Metropix 6/2023

## more details from...

call: **Brian Cox Northolt: 0208 842 4008**

email: **Jeff.Osullivan@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 842 4008  
brian-cox.co.uk



A beautifully presented three bedroom link detached house situated in a much sought after location in Yeading. This lovely family home has a modern feel throughout and comprises of a spacious living room, kitchen, ground floor W.C, two first floor bathrooms and three double bedrooms. The property benefits from off street parking, conservatory and gas central heating. Well located and offering access to Superstores, bus links, the Hayes by Pass and Cross rail stations which in turn leads to both the M4 and A40 road links and several schools.



£575,000

Freehold

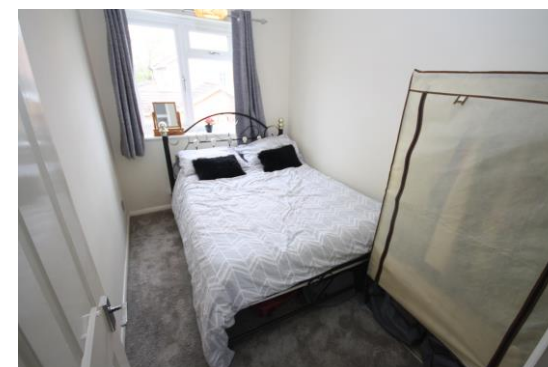
Paddington Close, Hayes UB4 9QH

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## in brief...

- Link Detached
- En-suite to Master
- Three Double Bedrooms
- Own Drive to Garage
- Conservatory
- Downstairs WC



## the location...

### nearest stations ...

Northolt (1.6 miles)  
Southall (1.6 miles)  
Greenford (1.9 miles)

Yeading is an area in London. It forms part of the London Borough of Hillingdon.

There is a Marina close to Yeading called Willow tree Marina, located on the Paddington Arm of the Grand Union Canal close to Yeading, which offers that rare combination of easy accessibility, security and attractiveness for so many canal based activities.

There are many local schools in the area which include Viking Primary School, Durdans Park Primary School, Lady Margaret Primary School and Gifford Primary School.