

# Kendal Close

North Hayes • Middlesex • UB4 8SX  
Offers In Excess Of: £650,000



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# Kendal Close

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A four bedroom semi-detached house situated on Kendal Close, a popular residential cul-de-sac in North Hayes that is situated on the Hayes/Hillingdon borders. The ground floor of the property comprises spacious entrance hallway with doors leading to the 25ft living room, 29ft modern kitchen/diner and downstairs W/C. To the first floor is the 11ft second bedroom with fitted wardrobes, 11ft third bedroom, 8ft fourth bedroom and family bathroom. The loft has been converted creating the 17ft main bedroom with en-suite shower room. Outside there is ample off street parking, 20ft detached double garage and private rear garden.

Four bedroom house

Semi detached

Cul de sac location

Potential to extend further (S.T.P)

25ft living room

29ft kitchen/diner

17ft master bedroom with ensuite

Downstairs WC

Own drive to garage

Off street parking

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 four bedroom semi-detached house that has been extended and updated by the current owners whilst offering the potential to extend further subject to the usual planning consents. The ground floor of the the property comprises spacious entrance hallway with doors leading to the 25ft living room, 29ft modern kitchen/diner and downstairs W/C. To the first floor is the 11ft second bedroom with fitted wardrobes, 11ft third bedroom, 8ft fourth bedroom and family bathroom. The loft has been converted creating the 17ft main bedroom with en-suite shower room.

### Outside

The front of the property has been paved throughout creating off street parking for multiple vehicles whilst offering access to the 20ft detached garage. The property benefits from a south facing rear garden that has been paved throughout with a 9ft garden store.

### Location

Kendal Close is a popular residential cul-de-sac in North Hayes that is situated on the Hayes/Hillingdon borders. The property is just a stone's throw away from farmland and greenery while offering easy access to the Uxbridge Road with its variety of local shops and schools. Kingshill Avenue with its more extensive range of shops is just a short drive away along with Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties.



### Schools:

Charville Primary School 0.1 miles  
 Hayes Park School 0.6 miles  
 Swakeleys School for Girls 0.8 miles



### Train:

Hillingdon Station 1.6 miles  
 Ickenham Station 1.8 miles  
 Ruislip Gardens Station 1.8 miles



### Car:

M4, A40, M25, M40



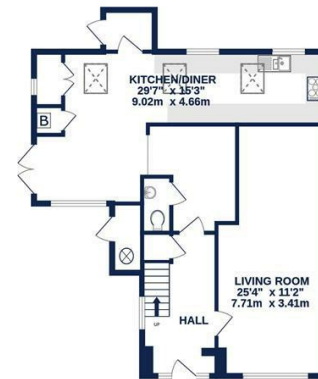
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



Outbuildings  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1907 sq.ft. (177.2 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.  
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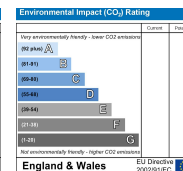
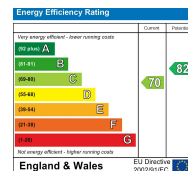


01895 230 103

109 Hillingdon Hill, Hillingdon Village,  
 Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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