



Barra Wood Close, Hayes, UB3 2UJ
£470,000





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- Two Double Bedrooms
- Allocated Parking
- Immaculate Condition
- Freehold
- Good Schools Nearby
- Modern Development
- Fitted Appliances
- Private Rear Garden
- Close To Shops & Amenities
- Easy Reach To An Elizabeth Line Station

Description

This stunning modern family home offers a perfect blend of comfort and style. Upon entering, you are greeted by a welcoming entrance that sets the tone for the rest of the property. The bright and airy reception room provides an inviting space for relaxation, a downstairs W.C, a modern fitted kitchen and dining room.

As you ascend to the first floor, you will find two generous bedrooms that provide ample space for rest and personalisation. The family bathroom is well appointed completing this floor.

One of the standout features of this property is the well-maintained private garden at the rear. This outdoor space is perfect for dining and entertainment.

Situation

Barra Wood Close giving easy access to the Uxbridge road with its variety of local shops, takeaways, coffee shops and cafes. A number of bus/road links including the M40, M4 and M25 with its links to London and the Home Counties. Hayes Town Centre is just a short drive away with the Elizabeth Line, making the journey into Central London a breeze. The area is served by highly regarded schools in the local area including Rosedale College, Colham Manor primary school and Botwell House Catholic school.



Barra Wood Close, Hayes, UB3
 Approximate Area = 884 sq ft / 82.1 sq m
 (Excluding Void)
 For identification only - Not to scale

Ground Floor

Garden
17.89 x 5.01
58'8" x 16'5"

Reception Room
4.51 x 3.35
14'10" x 11'0"
CH 7'11/2.42

Kitchen / Dining Room
4.20 max x 3.11 max
13'9" x 10'2"

Up

5.01 x 1.09
16'5" x 3'7"

First Floor

Bedroom
4.52 max x 3.40
14'10" x 11'2"

Dn

Void

Bedroom
4.53 max x 3.07 max
14'10" x 10'1"
CH 7'8/2.33

Legend:
 CH = Ceiling Height
 = Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		86	87	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
England & Wales EU Directive 2002/91/EC 				England & Wales EU Directive 2002/91/EC 	

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