



FOR SALE • MID-TERRACE HOUSE

Yeading Fork

Hayes • UB4 9DQ

Offers in the Region of £365,000



HILTONS ESTATES

2

BEDROOMS

2

BATH / WC

688

SQ FT

C

EPC

The Property

YEADING FORK · HAYES

A well-proportioned two-bedroom period mid-terrace home on a popular residential turning off Yeading Fork, Hayes, offered to the market with no onward chain. Arranged over two floors and extending to approximately 688 sq ft, the property retains traditional character including a bay-fronted living room, decorative cornicing and timber sash windows, and now presents an excellent opportunity to modernise and add value throughout.

The ground floor comprises the bay-fronted living room, a separate dining area, a fitted kitchen and a bathroom with a separate WC. To the first floor there are two bedrooms plus a further versatile room ideal as a box room, study or nursery, together with landing space. A wall-mounted gas combination boiler is installed. Ideally suited to buyers and investors seeking a project in this well-connected location, early viewing is strongly recommended.

KEY FEATURES

- Period mid-terrace · approx. 688 sq ft
- Bay-fronted living room
- Bathroom & separate WC
- Two bedrooms plus versatile box room
- Separate dining area & fitted kitchen
- No onward chain · scope to modernise



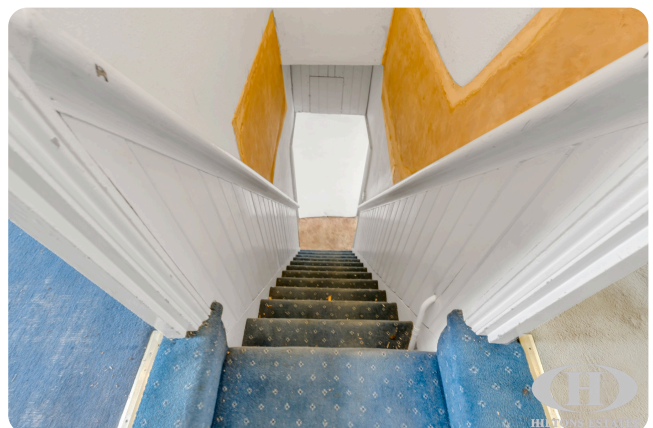
LIVING ROOM



KITCHEN



DINING AREA



STAIRCASE

Bedrooms & Bathroom

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BOX ROOM / BOILER



BATHROOM



SEPARATE WC

ACCOMMODATION & DIMENSIONS

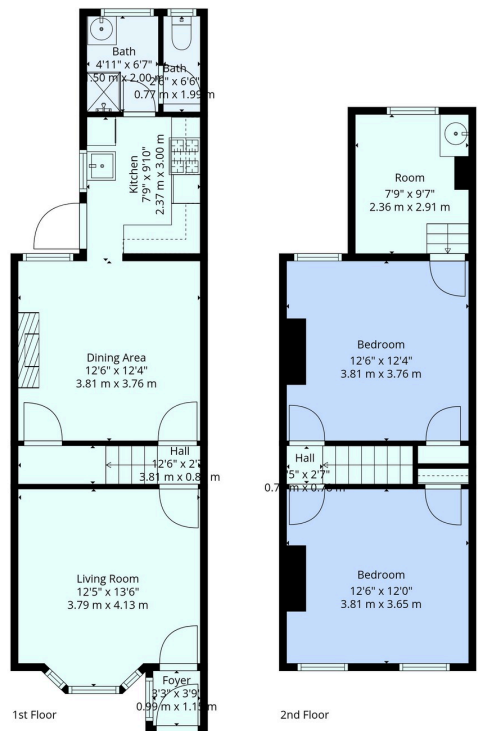
Ground Floor Living Room 12'5" × 13'6" · Dining Area 12'6" × 12'4" · Kitchen 7'9" × 9'10" · Bathroom 4'11" × 6'7" · Separate WC

First Floor Bedroom One 12'6" × 12'4" · Bedroom Two 12'6" × 12'0" · Box Room 7'9" × 9'7" · Landing

Approx. Gross Internal Area 688 sq ft (64 m²) · **Tenure** Freehold · **Council Tax** Band D

Floor Plan & Information

YEADING FORK · HAYES

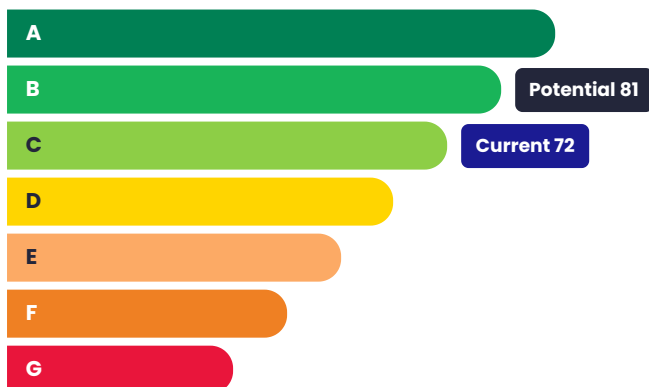


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Total: 688 sq. Ft, 64 m2

1st Floor: 499 sq. Ft, 46 M2, 2nd Floor: 189 sq. Ft, 18 m2
Excluded Areas: Bedroom: 156 sq. Ft, 14 M2, Room: 74 sq. Ft, 7 M2, Undefined: 4 sq. Ft, 0 M2,
Walls: 78 sq. Ft, 7 m2

ENERGY EFFICIENCY RATING



Current rating C (72) · Potential rating B (81).

ARRANGE A VIEWING

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