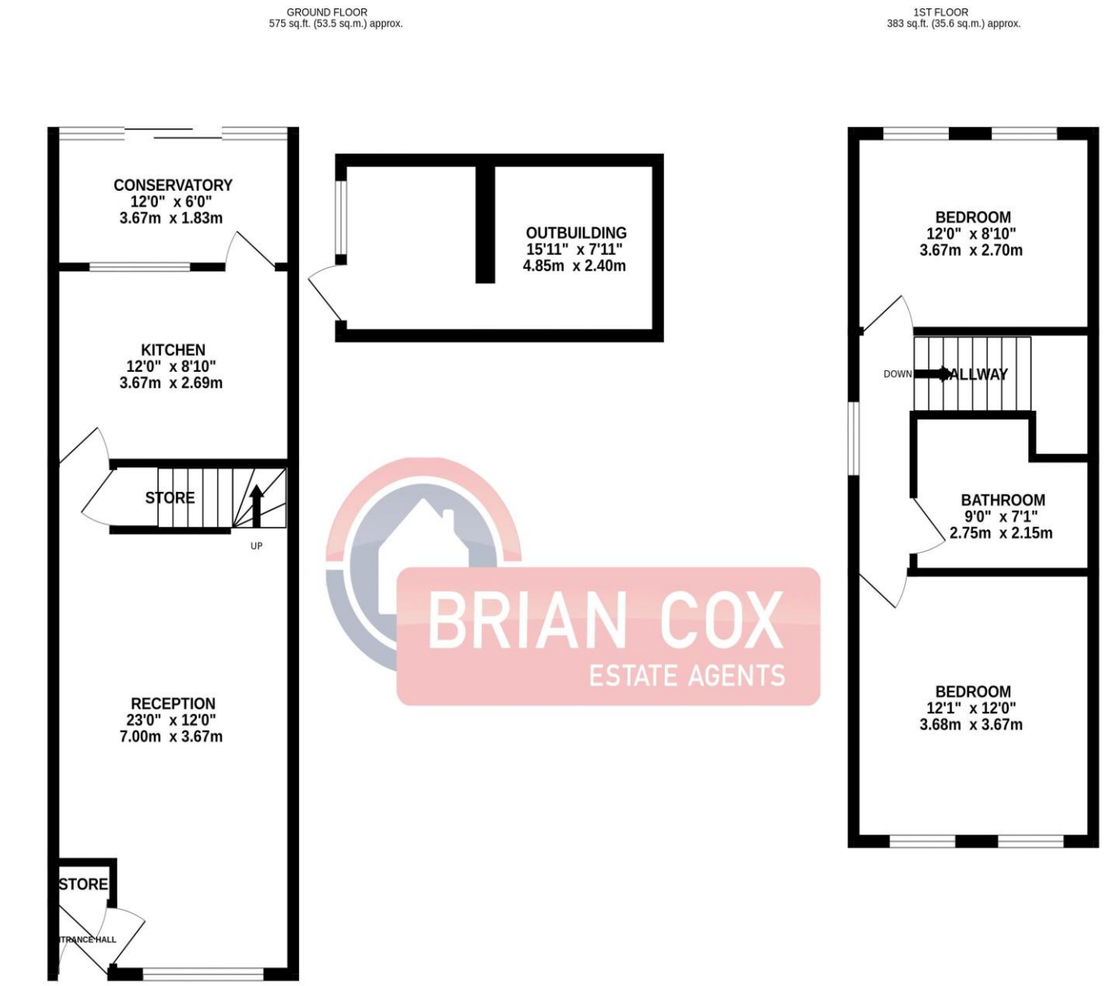
the floorplan...



more details from...

call: Brian Cox Northolt: 0208 842 4008
email: jeff.osullivan@brian-cox.co.uk
web: www.brian-cox.co.uk

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.

0208 842 4008
brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer to the market this stunning two double bedroom end-of-terrace house on Yeading Lane. Presented in excellent condition throughout and offered chain free, this lovely home is an ideal choice for buyers seeking a property ready to move into. The property benefits from two generously sized double bedrooms and a conservatory, providing additional space for relaxing or entertaining. Off-street parking adds everyday convenience, while an outbuilding offers useful additional space and storage. Combining beautifully presented accommodation with a chain-free sale, this property deserves an early viewing to fully appreciate all it has to offer.



Offers in Excess of
£450,000

Yeading Lane, Hayes UB4 9AX







in brief...

- Chain free
- Off street parking
- Conservatory
- Modern kitchen and bathroom
- Outbuilding
- Two double bedrooms











the location...

nearest stations ...

Southall (Elizabeth line) - 1.7 Miles
Hayes & Harlington (Elizabeth line) - 1.9 Miles
South Ruislip- 1.9 Miles

The property is situated on Yeading Lane in the Hayes area of West London, within the London Borough of Hillingdon. The area is predominantly residential, offering a mix of family homes, local shops and everyday amenities.

A variety of local convenience shops, supermarkets, cafés, takeaways and other everyday services can be found throughout Yeading and the neighbouring Hayes area. Larger shopping facilities are available in nearby Hayes, Southall and Greenford, offering a wider choice of retail outlets, supermarkets and food establishments.

The surrounding area offers a selection of primary and secondary schools, These include Brookside Primary School, Belmore Primary School, Yeading Nursery and Infant School, Barnhill Community High School and Greenford High School.

The property benefits from access to a range of public transport options, with local bus services connecting residents to nearby town centres and railway stations. Road links also provide access to the A40 and surrounding major routes, making travel across West London and beyond more convenient.