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Wilmar Close, Hayes, UB4 8ET
£550,000

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- Semi-Detached House
- W.E Black 1930's Build
- Potential To Extend STPP
- Popular Location
- Driveway
- Freehold
- Large Rear Garden
- Cul-De-Sac
- Good Transport Links
- Walking Distance To Shops

Description

An immaculate 1930s semi-detached home situated on a popular cul-de-sac in Hayes End offers great potential to expand (stpp).

This well presented family home on offer comprises of an inviting entrance hall, bright and spacious reception room, modern fitted kitchen/ dining room leading into the conservatory which overlooks and provides access to the large rear garden.

Rising to the first floor enjoys two double bedrooms, a smaller third room and a family bathroom suite.

To the front of the accommodation a lawn area and paved space for off road parking. To the rear a 120 foot beautiful private garden, ideal for outside dining and entrainment.

Situation

Wilmar Close is situated in North Hayes and is walking distance to the Uxbridge Road providing an array of amenities, along with a choice of bus routes to Heathrow and the Elizabeth Line. Uxbridge road has a range transport links and shopping facilities are all close by. You are a short drive to Uxbridge and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways. The newly opened Elizabeth Line is also easily accessible making journeys into central London a breeze. Metropolitan/Piccadilly Line trains run from Uxbridge Station.



Wilmer Close, UB4
Approximate Area = 935 sq ft / 86.9 sq m
For identification only - Not to scale

The floor plan consists of two parts: a Ground Floor and a First Floor. The Ground Floor is a long, narrow rectangle with a garden at the top. It includes a Conservatory (3.68 max x 3.10 max, 12'1 x 10'2), a Kitchen / Dining Room (5.08 x 2.53, 16'8 x 8'4), and a Reception Room (4.95 max x 3.29 max, 16'3 x 10'10). There is a staircase labeled 'Up' and a note 'Extends To 6.45 max x 21'2' at the bottom. The First Floor is a smaller rectangle with three bedrooms: one (3.49 x 3.28, 11'5 x 10'9), one (4.00 max x 3.32, 13'1 x 10'11), and one (2.20 x 1.70, 7'3 x 5'7). There is a bathroom, a staircase labeled 'Dn', and a note 'CH = Ceiling Height'.

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of Hayes End, London, showing a green location pin on Hayes End Dr. The map includes labels for Mellow Ln E, Hewens Rd, A4020, Hayes End Recreation Ground, Hayes Park, and Uxbridge Rd. The area is labeled 'HAYES END'.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 66	Potential 89	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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