

ALLDAY  
& MILLER



Alba Close, Hayes, UB4 9PU  
£450,000





Alba Close, Hayes, UB4 9PU

**£450,000**

- Two Double Bedrooms
- Own Driveway To Garage
- Cul-De-Sac Location
- Close To Yeading Marina
- Semi-Detached House
- Potential To Extend STPP
- Modern Interiors
- Freehold

## Description

Brought to the market this fantastic two double bedroom home in great condition with further potential to extend STPP. The accommodation comprises of, a welcoming entrance, through reception room filled with ample of natural light which flows into the modern fitted kitchen/diner which provides direct access to the private rear garden.

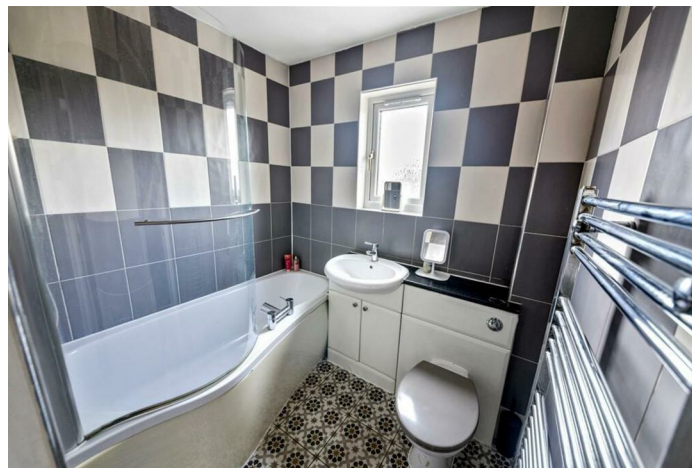
Rising to the first floor two double bedrooms with fitted cupboards and a family bathroom.

The external comprises of own driveway for 2 cars leading to a brick build detached garage. The private rear garden has nicely laid lawn and a patio area ideal for outside entertainment.

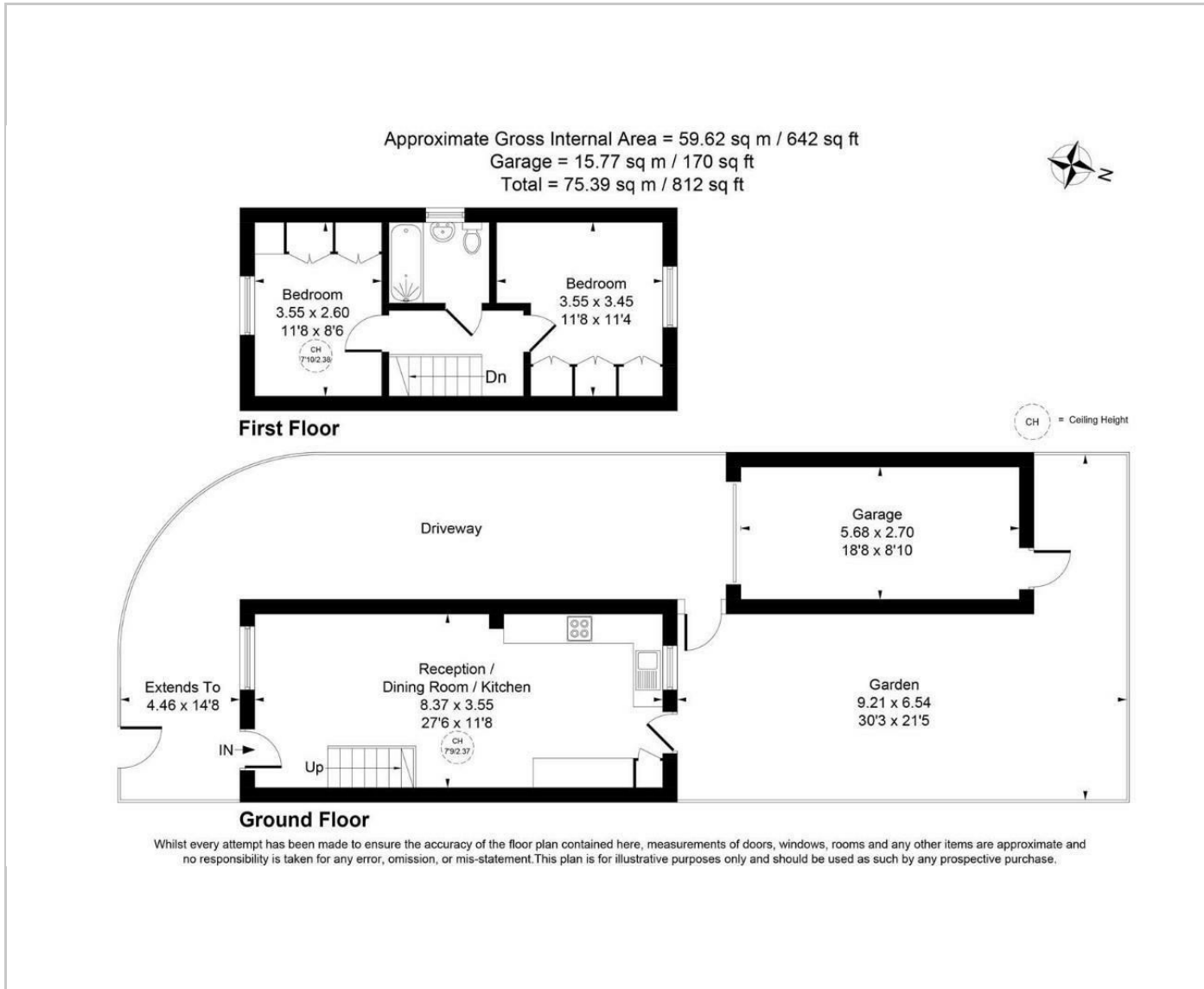
The property benefits from gas central heating ('Vaillant' boiler), Triple glazed windows and newly fitted(2023) a luxury 'Wren' kitchen with 'Bosch' and 'AEG' oven and hob.

## Situation

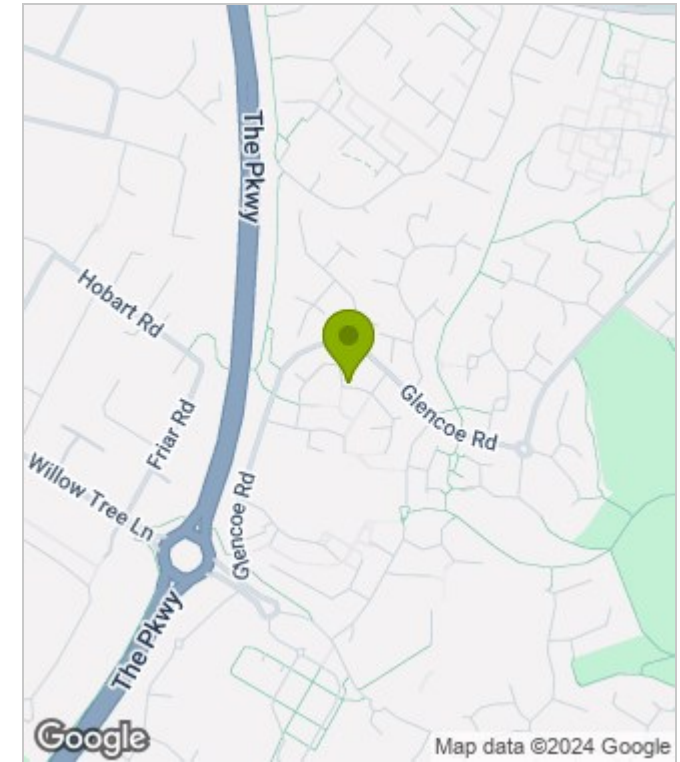
Alba Close is located within a sought after residential development. This popular residential area is close to Tesco Superstore, Starbucks and the admired Yeading Marina. Transport links on the doorstep for the A40/London, Northolt, Ealing, Heathrow airport, Uxbridge & Hayes Town (Hayes & Harlington station with the Elizabeth Line). Also within easy reach the M4/M25 Motorways. A number of highly regarded schools in the local area including Barnhill Community High School and Lady Margert primary school.



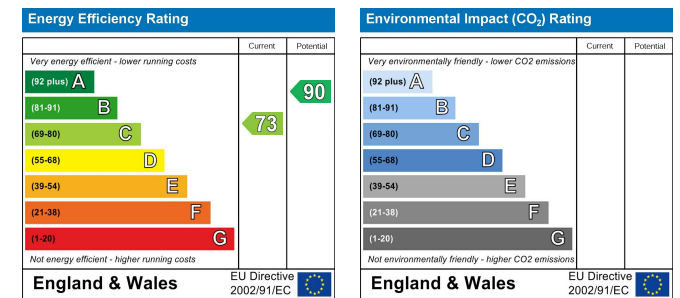
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.