



### **Wendover Close, Hayes, Middlesex, UB4 9RQ**

A very well presented & spacious semi det house comprising of entrance porch, hallway, living room with large storage cupboard, modern kitchen / diner, 2 double bedrooms and luxury family bathroom. Externally there's off street parking via own driveway leading to brick built garage with both power and lighting. There's additional communal parking to the front of the property and good size and low maintenance rear garden with 2 patio areas ideal for entertaining.

Located in a quiet & secluded cul de sac on the popular Glencoe Park development in Yeading close to public transport, well regarded Schools & both Yeading Tesco and the picturesque Willow Tree Marina. Greenford Broadway is approx. 1 mile away.

**£474,950**

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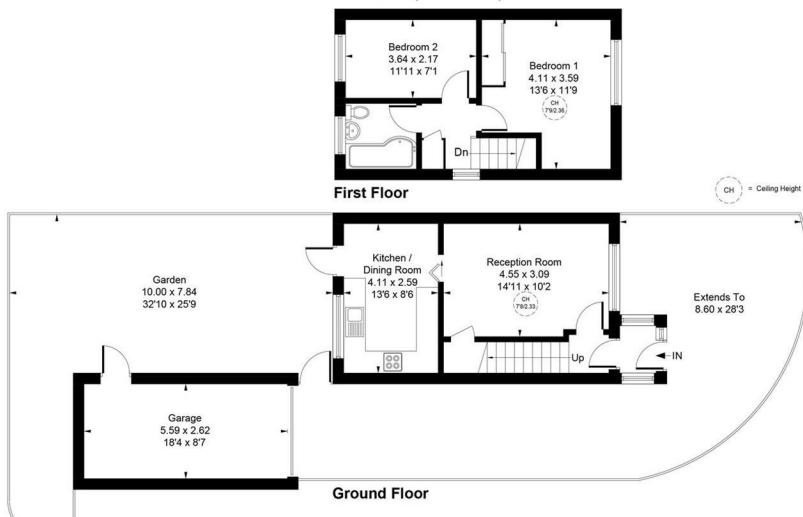


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Approximate Gross Internal Area = 61.89 sq m / 666 sq ft  
 Garage = 14.98 sq m / 161 sq ft  
 Total = 76.87 sq m / 827 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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